

To Let

LIGHT INDUSTRIAL UNIT

Unit 11 Enterprise Park,
Etna Road
Bury St Edmunds
IP33 1JZ

Location

The property is located on the north side of Bury St Edmunds adjacent to the A143 just off the A14. Bury St Edmunds town centre is approximately two thirds of a mile from the property.

Description

The premises comprise an end of terrace light industrial unit of steel frame and brick/block construction under a pitched insulated fibrous cement clad roof. The accommodation also benefits from a concrete floor, a manually operated roller shutter door and personnel WC. Externally there is a shared forecourt/loading area with allocated parking spaces.

Accommodation

Total Approx GIA **182.7m² 1,966 sq ft**

Approximate Eaves height **2.9m**

Terms

The unit is available on a flexible pre-prepared licence agreement.

Rent

£13,000 per annum exclusive

Rating

The VOA web site confirms the following rateable values: Factory & Premises £8,500

For information on how much you pay please see www.mybusinessrates.gov.uk



VAT

The rent is subject to VAT in accordance with current legislation..

Viewing & Further Information

Contact sole letting agents:

Huw Jones MRICS

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www.hazellsonline.co.uk

Location plan

