

To Let

LIGHT INDUSTRIAL UNIT

On Popular Trade Counter Location

Unit 3 Enterprise Park,
Etna Road
Bury St Edmunds
IP33 1JZ

Location

The property is located on the northern 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 terraced light industrial unit of steel frame and brick/block construction under a pitched insulated fibrous cement clad roof with translucent panel inserts. The accommodation also benefits from a mezzanine floor with two offices and kitchen area. The unit has a sealed concrete floor, strip lighting, a manually operated roller shutter door and personnel disabled WC. Externally there is a shared forecourt/loading area with allocated parking spaces.

The unit has been completely refurbished to a good standard.

Accommodation

Total Approx GIA	186.08 m²	2,003 sq ft
Mezzanine	26.66 m²	287 sq ft

Approximate Eaves:

Lowest point - 11/7

Highest point - 17/-

Terms

The unit is available on easy in out flexible licence agreements. Further information is available from Hazells Chartered Surveyors.



Rent

£13,000 per annum exclusive

Rating

The VOA web site confirms the following rateable values: Factory & Premises £9,000
For information on how much you pay please see www.mybusinessrates.gov.uk

VAT

Our client reserves the right to charge VAT in accordance with current legislation.

Legal Fees

Each party to be responsible for their own legal fees.

The ingoing tenants will be required to provide an undertaking to pay the landlord's abortive legal costs should they withdraw once solicitors have been instructed.

Viewing & Further Information

Contact sole letting agents:

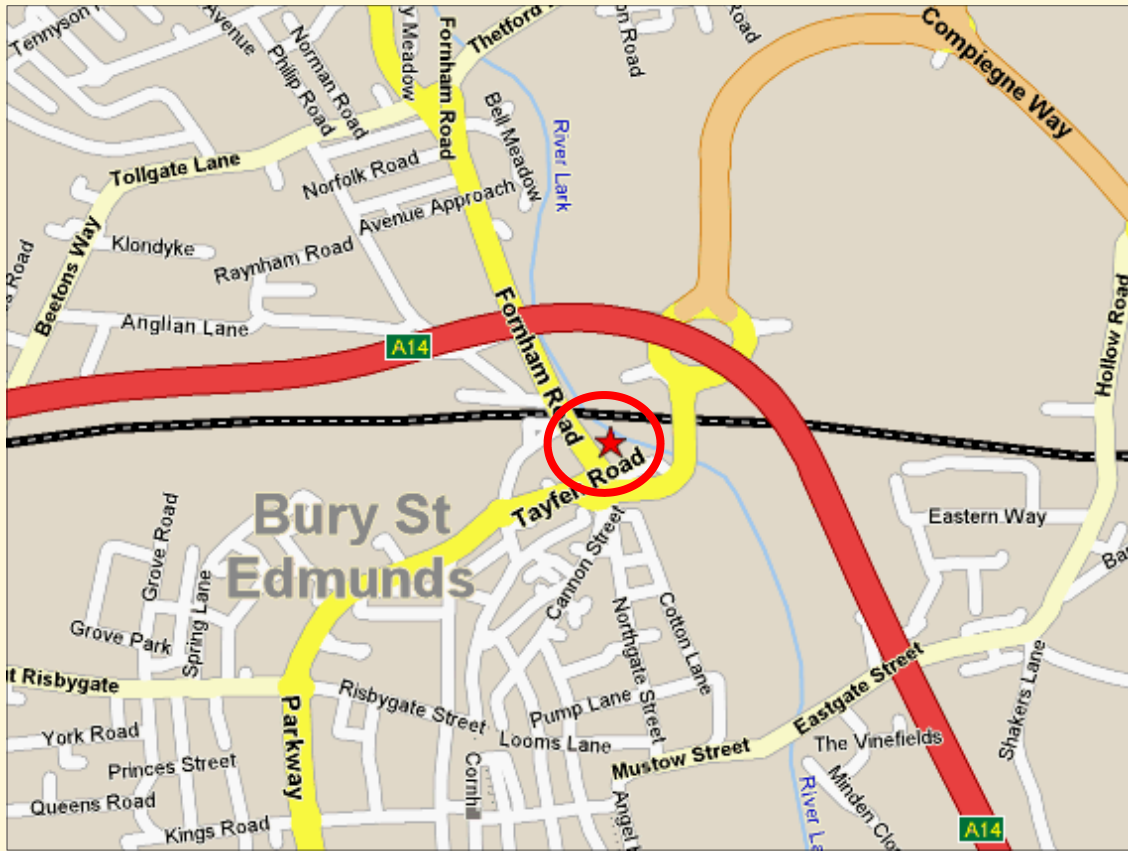
Huw Jones MRICS

huw@hazellsonline.co.uk

Tel: 01284 702626

www.hazellsonline.co.uk

Location plan



Hazells
Chartered Surveyors

01284 702626
www.hazellsonline.co.uk

The Annexe, Short Brackland, Bury St Edmunds, IP33 1EL