

**UNIT 12 CHAMBERLAYNE ROAD
MORETON HALL INDUSTRIAL ESTATE
BURY ST EDMUNDS
IP32 7EY**



LEASE TO ASSIGN

**Total Approximate Area 3,391 Sq Ft
Offices, Workshops & Mezzanine**

6 Parking Spaces, Loading Area, Part Air Conditioning

The Annexe, Short Brackland, Bury St. Edmunds, Suffolk IP33 1EL. Tel: 01284 702626. Fax: 01284 769636

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LOCATION

The premises are situated on this popular trade counter location in the Moreton Hall area of Bury St Edmunds in a courtyard style development of modern business units. The units benefit from being highly visible from Bedingfield Way. The area is within easy access of the A14 providing fast routes to the East Coast and to the West, the Midlands and Cambridge and also London via the A11.

DESCRIPTION

The premises is constructed of a modern steel portal frame with insulated profile cladding, brick and block walls. There is a pitched insulated profile clad roof with translucent panels inset.

At the front of the unit is a purpose built block with entrance hall, reception/office, male and female WC's and kitchen area on the ground floor with a staircase leading to a further air conditioned office on the first floor.

Extensive mezzanine flooring has been installed providing additional air conditioned demonstration/retail area, workshops and stores together with a further three offices on the first floor.

The warehouse area has a sealed concrete floor with a good eaves height of approximately 18'. There is an up and over door accessed via a loading area at the front. The unit has 3 phase electricity and strip lighting.

Externally, this unit is highly visible from the main road and also benefits from having 6 parking spaces at the front of the premises.

ACCOMMODATION

<u>Floor</u>	<u>Use</u>	<u>sq ft</u>	<u>m²</u>
Ground	Warehouse & Offices	2,350	218.32
First	Front Offices	291	27.03
Approx Gross Internal Area		2,641	245.35
<u>Mezzanine – Tenants improvements</u>			
First	Office 2	290	26.94
	Office 3	177	16.44
	Office 4	283	26.29
Approx Mezzanine Area		750	69.68
Total Approximate Area		3,391	315.03



TERMS

The unit is available by assignment. The existing lease is held until the 15 October 2012 on effective full repairing and insuring terms with no breaks. The final rent review has recently been agreed (see rent).

RENT

£21,900 per annum plus VAT.

VAT

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

PREMIUM

Our client has carried out extensive works to the unit which are not part of the landlord's demise. These include the mezzanine with 3 air conditioned offices on the first floor, demonstration/retail area and workshops on the ground floor. The additional space has been fitted with suspended ceilings, recessed lighting, CCTV cabling and networked IT cabling. Premium offers are sought in the region of £12,500.

LEGAL COSTS

The assignee will be required to provide an undertaking to pay the assignors abortive legal costs in the event they withdraw from this transaction once solicitors have been instructed. Each party will be responsible for their own costs on completion.

The Assignor and the Assignee will be required to equally share the landlord's legal costs to be paid on initial instruction of solicitors.

RATING

The VOA web site confirms the following rateable value:

Warehouse & Premises £15,750

For information on how much you pay please see

www.mybusinessrates.gov.uk

LOCAL AUTHORITY

St Edmundsbury Borough Council, Angel Hill, Bury St Edmunds, IP33 1XB. Tel 01284 763233.

VIEWING/FURTHER INFORMATION

Strictly by appointment with Hazells Chartered Surveyors.

Tel 01284 702626 Huw Jones **MRICS**.

Email huw@hazellsonline.co.uk

Or

Joint agents Marshall Buck & Casson Commercial. Tel

01284 705505. John Casson **FRICS**

Email john@m-b-c.co.uk



LOCATION PLAN

