



10 Hillside Business Park, Bury St Edmunds, Suffolk
IP32 7EA
1237312

10 HILLSIDE BUSINESS PARK

Bury St Edmunds, IP32 7EA



Agreement

To Let



Detail

WAREHOUSE



Rent

£27,500 pax



Size

419.67 sq m (4,517 sq ft)



Location

Bury St Edmunds,
IP32 7EA



Property ID

1237312

For Viewing & All Other Enquiries Please Contact:



SIMON BURTON
BSc (Hons)
Director

simon.burton@eddisons.com
01284 715005
07971090654

Property

The property is a steel portal framed industrial/warehouse unit, built in the mid 2000's with insulated composite cladding, block internal walls and concrete floor and an eaves height of approximately 6.6m. There is a sectional up and over loading door and a separate personnel entrance leading to ground and first floor offices, kitchen and WC. Part of the ground floor has a roller racking system. There is further mezzanine storage and first floor offices. The offices, kitchen and WCs have been finished to a very high standard. To the front of the property is a dedicated forecourt car park and loading area.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground floor offices & warehouse	233.23	2,510
Mezzanine	150.04	1,615
First floor offices	36.4	392
Total GIA	419.67	4,517

Energy Performance Certificate

The property has an EPC rating of D (83)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

This property is currently used as a warehouse and should be suitable for similar uses. However, interested parties are advised to make their own enquiries as to the suitability of their intended use of the property to the Local Planning Authority.

Rates

Charging Authority: West Suffolk Council
Description: Warehouse and Premises
Rateable value: £35,250 (2026 Assessment)

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Legal Costs

Each party to bear their own legal costs.

Tenure

The property is held on a lease dated 12th February 2024 for a term of 10 years, subject to an upward only rent review and tenant only break in February 2029. The property is available to let by way of sub-lease or assignment.

Rent

The current rent passing is £27,500 per annum exclusive per annum exclusive of VAT and all other outgoings.

Service Charge

A service charge is levied by the landlord for the upkeep of the common areas of the estate. Further details are available upon request from the agents.

VAT

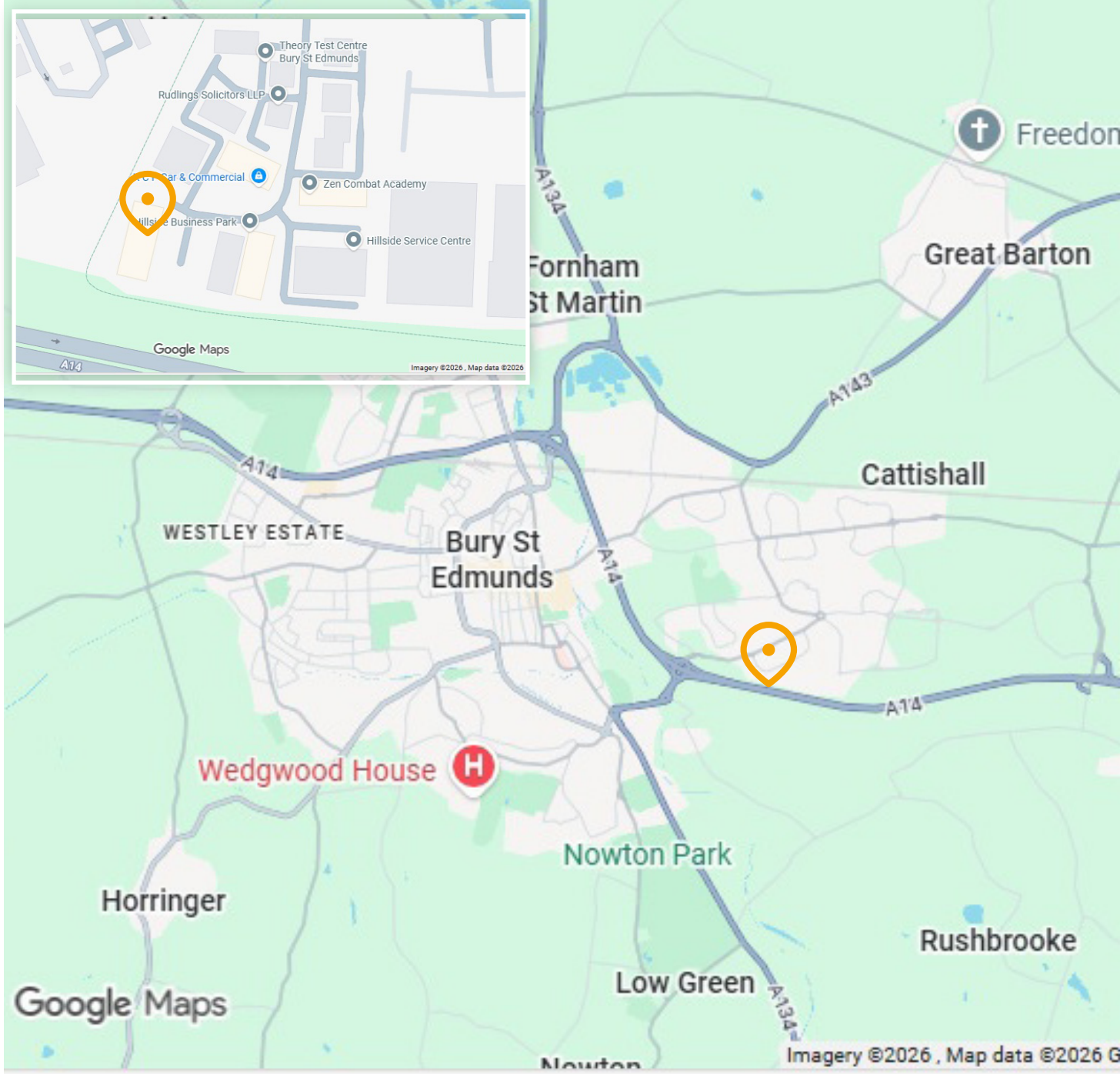
VAT is payable on the rent.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located on Hillside Business Park, a popular and well established business/industrial park located to the East of Bury St Edmunds in the Moreton Hall Employment/Suffolk Business Park area, with good road connections to the A14 and town centre.





Google Maps

