

# 2 Bunting Road, Bury St Edmunds



**400m<sup>2</sup> / 4,302 sq.ft (GIA)**  
**GENERAL INDUSTRIAL**  
**TO LET**

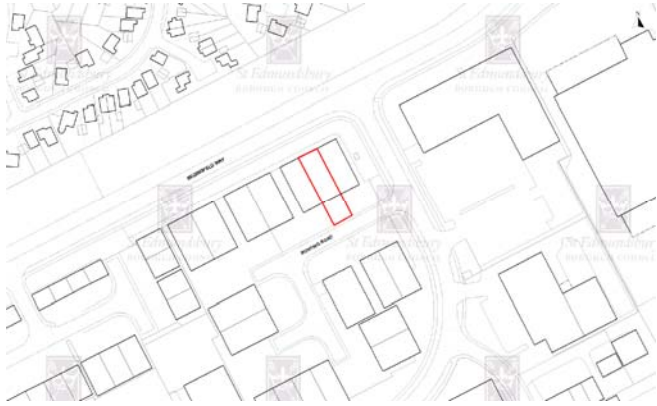


West Suffolk Property Services for themselves and for the Borough Council of St Edmundsbury and for the District Council of Forest Heath being Vendor or Lessor of this property, whose agents they are, give notice that:

- i The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract;
- ii All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- iii No person in the employment of the Borough Council of St Edmundsbury or the District Council of Forest Heath, together known as West Suffolk Property Services, has any authority to make or give any representation or warranty whatsoever in relation to this property
- iv Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

**ADDRESS:**

2 Bunting Road, Bury St Edmunds, Suffolk IP32 7BX

**USE/DESCRIPTION:**

General industrial (subject to planning confirmation)

**ACCOMMODATION:**

Ground floor: 300.45m<sup>2</sup> (3,233 sq.ft)  
 Ground floor office: 44.55m<sup>2</sup> (479 sq.ft)  
 First floor office: 54.77m<sup>2</sup> (589 sq.ft)

**CAR PARKING:**

The property benefits from access to 6 parking spaces

**RENT:**

£25,800 per annum plus VAT

**SERVICES:**

Mains drainage, water, electricity & gas are all connected to the property. Interested parties are however advised to make their own enquiries to the relevant service providers

**LEASE TERMS:**

The premises are available on a new full repairing and insuring lease on terms to be agreed. The insurance premium is to be reimbursed to Landlord by the Tenant. A three month rent deposit to be held for the term of the lease from completion

**TENURE:**

Leasehold

**RATES:**

From enquiries made of the VOA website, rates payable are likely to be £11,068.50 per annum as at 10 June 2013

**SERVICE CHARGE:**

3% of the passing rent for repairs and maintenance of common areas

**PLANNING:**

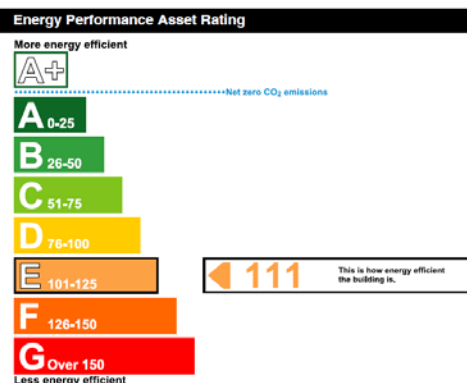
The property currently benefits from general industrial use in terms of planning, however any interested parties should satisfy themselves as to the suitability of the current consent for their proposed use with St Edmundsbury Borough Council's Planning Department on (01284) 757675

**LEGAL COSTS:**

A payment will be required for £300 (plus VAT) for Legal fees to arrange the lease on your behalf

**VIEWING:**

Strictly by appointment only. To arrange a viewing, contact one of our Commercial Property team as per the details below

**ENERGY PERFORMANCE CERTIFICATE:**

Sally Leeks - 01284 757381 / sally.leeks@westsuffolk.gov.uk  
 Richard Combes - 01284 757361 / richard.combes@westsuffolk.gov.uk  
 Will Brown - 01284 757364 / will.brown@westsuffolk.gov.uk