



Unit 1-3

Ailwin Road, Bury St. Edmunds, IP32 7DS

Industrial unit to Let in Bury St Edmunds

2,307 sq ft
(214.33 sq m)

- Excellent connection to the A14
- Allocated parking
- Mezzanine storage

Summary

Available Size	2,307 sq ft
Passing Rent	£38,985 per annum
Rateable Value	£29,000
EPC Rating	Upon enquiry

Description

End of terrace industrial unit, part of a parade of six terraced units, with brick construction and a corrugated roof. The unit includes a small mezzanine for additional storage.

Location

Located in the well established industrial area of Bury St Edmunds, approximately 2 miles from the town centre. The site is easily accessible via the A14, located just 1 mile to the south west, providing direct links to Ipswich (25 miles) and Cambridge (30 miles). Bury St Edmunds Station is 2.5 miles away, with regular services to London Liverpool Street in just over an hour. The area is home to a number of industrial, retail and distribution businesses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,307	214.33
Total	2,307	214.33

Viewings

There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Terms

Available by way of assignment of the existing lease, expiring 25.12.2030. The unit is subject to a rent review in December 2025.



Viewing & Further Information

George Ives
020 7491 7323 | 07442 424 528
george.ives@htc.uk.com

Rob Amey
020 7788 3813 | 07801 415642
rob.amey@htc.uk.com

Jonathan Moore
07999041713
jonathan.moore@htc.uk.com