



17 Chamberlayne Road, Bury St Edmunds, Suffolk  
IP32 7EY

1227354/2025B



**BTG**  
**Eddisons**

# 17 CHAMBERLAYNE ROAD

BURY ST EDMUNDS, SUFFOLK, IP32 7EY



Agreement

To Let



Detail

Industrial



Rent

£29,220 pax



Size

271.45 sq m (2,922 sq ft)



Location

Bury St Edmunds, IP32 7EY



Property ID

1227354/2025B

**For Viewing & All Other Enquiries Please Contact:**



**Simon Burton**  
BSc (Hons)  
Director

[Simon.Burton@eddisons.com](mailto:Simon.Burton@eddisons.com)  
01284 715005  
01284 702655

## Property

---

Unit 17 Chamberlayne Road comprises an end of terrace trade counter/warehouse unit situated on a popular trading estate. The unit is steel portal frame with a new full height roller shutter door. Internally the unit has been refurbished including new lighting throughout, redecoration throughout, new kitchen, WCs and replacement carpets.

Externally the unit has a forecourt with parking for five cars. The unit is immediately available.

The unit can also be taken with Unit 16 providing a combined floor area of 5,512 sq ft.

## 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 <sup>2</sup>	ft <sup>2</sup>
Total GIA	27145	2,922

## Energy Performance Certificate

---

The property has an EPC rating of C (54). A copy of the EPC is available on our website.

## Services

---

Mains electricity gas and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## Town & Country Planning

---

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

---

**The property is currently assessed with Unit 16 with a combined Rateable Value of £40,250. The unit will require re-assessment.**

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## 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

## Tenure

---

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

---

**For rent £29,220 per annum exclusive.**

## Service Charge

---

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

---

VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

---

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

Bury St Edmunds is an affluent market town situated in West Suffolk, approximately 30 miles from Cambridge to the West and 29 miles from Ipswich to the East via the A14. The premises are located at Chamberlayne Road on the Moreton Hall employment area of Bury St Edmunds, approximately half a mile from the A14 junction 44. Moreton Hall is one of the town's popular and established commercial locations and is home to a mixture of industrial, retail, trade counter, warehouse operators and car dealerships. Chamberlayne Road is prominently located towards the front of the estate and is accessed from the main road, Bedingfield Way.





