



57 Eastern Way, Bury St Edmunds, Suffolk

IP32 7AB

1227177/2025B



BTG
Eddisons

57 EASTERN WAY

BURY ST EDMUNDS, SUFFOLK, IP32 7AB



Agreement

To Let



Detail

Warehouse/Industrial



Rent

£16,650 pax



Size

220.8 sq m (2,337 sq ft)



Location

Bury St Edmunds, IP32 7AB



Property ID

1227177/2025B

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

The unit is a detached warehouse / industrial unit and offices of steel frame construction with a secure surfaced yard. The property has been recently refurbished to a specification including a new pitched roof and solar pv. LED lighting to the warehouse, painted concrete floor, re-decorated office space with electric heating, plastered and painted ceilings with recessed lighting, timber double glazed windows a kitchen and WC. The unit has an eaves height of 3.282 metres. To the rear of the property is a new loading door, which is accessed via a ramp and elevated external platform. The yard is surfaced in concrete and tarmac and is secured with palisade fencing and to sets of gates.

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
Total GIA	220.8	2,337

Energy Performance Certificate

The property has an EPC rating of D (92). A copy of the EPC is available on our website.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. Electric solar PV is also available via a supply agreement with West Suffolk Council. 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

The property has established use as industrial and should be suitable for continued industrial, warehouse or light industrial use, however interested parties are advised to make their own enquiries of the local planning authority of the suitability of the current planning consent for their intended use.

Rates

Charging Authority: West Suffolk
Description: Warehouse and Premises
Rateable Value: £10,500 (2023 assessment)

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

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

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.

Tenure

The property is available to let by way of a new lease on terms by negotiation.

Rent

£16,650 per annum exclusive of VAT and all other outgoings.

Service Charge

A service charge will be levied for the upkeep of the common parts of the estate, further details are available on request.

VAT

VAT will be charged on the rent.

Legal Costs

Each party to bear their own legal costs. The landlord will require a contribution of £450 from the tenant towards the cost of drafting the lease.

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 Eastern Way, a well established industrial estate to the East of Bury St Edmunds town centre close the British Sugar factory. The property has good access to the town centre via Hollow Road and Eastgate Street and to Junction 43 of the A14 via Compiegne Way.





