

OFFICE

TO LET



First Floor, Saxon House, 7 Hillside Road, Bury St Edmunds, Suffolk

IP32 7EA

177297/2025A



**BTG**  
**Eddisons**

# FIRST FLOOR, SAXON HOUSE

7 HILLSIDE ROAD, BURY ST EDMUNDS, SUFFOLK, IP32 7EA



Agreement

To Let



Detail

Office



Rent

£70,000 pax



Size

1,500 - 4,570 sq ft (139.35 -  
424.55 sq m)



Location

Bury St Edmunds, IP32 7EA



Property ID

177297/2025A

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



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BSc (Hons)  
Director

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## Property

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The available space is located on the first floor of a modern, well presented office/medical building. The accommodation provides mainly office accommodation which is well suited for a variety of uses (STP). The current specification includes: double glazing, suspended ceilings, Cat II lighting, combined heating/cooling system, platform lift, perimeter dado trunking and partition walls. Kitchen and WC facilities are centrally located on the floor.

Externally there is allocated parking with ratios to be agreed depending on the space taken. The space is available as a whole floor or in parts. Individual suites maybe available to rent by the room.

## Accommodation

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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	424.55	4,570

## Energy Performance Certificate

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The unit has a current EPC rating of B (44).

## Services

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Mains drainage, water and electricity are available to the unit. Gas is available to the site but may not be connected to the individual units. Interested parties are however advised to make their own enquiries of the relevant service providers.

## Town & Country Planning

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The property is understood to be suitable for uses under class E however, interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use.

## Rates

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We understand from internet enquiries made from the VOA website that the whole building has a current rateable value of £124,000 (2023 assessment). The property will need to be reassessed once any of the first floor space is let. Rates for individual rooms available on request.

## Tenure

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The property is available by way of a sub-lease for a term to be agreed.

## Rent

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**£70,000 per annum exclusive of VAT and all other outgoings.**

## Service Charge

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

## VAT

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

## Legal Costs

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

## Anti-Money Laundering

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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 at the end of Kempson Way on Suffolk Business Park, Bury St Edmunds' premier out of town business district. Suffolk Park is situated on the eastern outskirts, approximately two miles from the town centre and adjacent to the A14. Hillside Business Park is a mixed use development comprising office and business uses. There is excellent vehicular access to the A14 and good access to the town centre.





