

Easlea Road, Moreton Hall Estate, Bury St Edmunds, IP32 7BY



18,023 sq ft Gym Unit
131 car parking spaces
Moreton Hall Industrial Estate



Location

The subject property is located in the centre of the Moreton Hall Estate a site of predominantly light industrial, trade counter and retail warehousing units on the outskirts of Bury St Edmunds.

It sits adjacent to the A14, half a mile from junction 44. The areas immediately to the north of the park are primarily residential. The city centre lies approximately 1.5 miles to the west.

Operators nearby include **Sainsburys, Dunelm, Home Bargains and Pets at Home**

Accommodation

The property is a steel portal framed former car dealership. It is primarily arranged over ground floor with a small mezzanine level.

Internally the ground floor has been fitted out to provide a reception area, open plan weights and cardio area, swimming pool, spin studio, male and female changing rooms and a manager's office and staff area. The mezzanine level provides two studio rooms and a plant room,

Area	Sq m	Sq ft
Ground floor	1,432	15,412
Mezzanine	243	2,611
Total GIA	1,675	18,023

Lease

Available by way of an effective FRI lease on terms to be agreed.

Quoting Rent

£15.00 per sq ft

Use

To be used as a gymnasium under E Class. Other uses to be considered.

Service Charge

To be confirmed

Rates

The property has a rateable value as of the 1st April 2023 as shown below:

Ratable Value	£124,000
UBR (2023/24)	51.2p
Rates Payable	£63,488

Prospective tenants are advised to confirm any rating liability with the Local Authority.

Costs

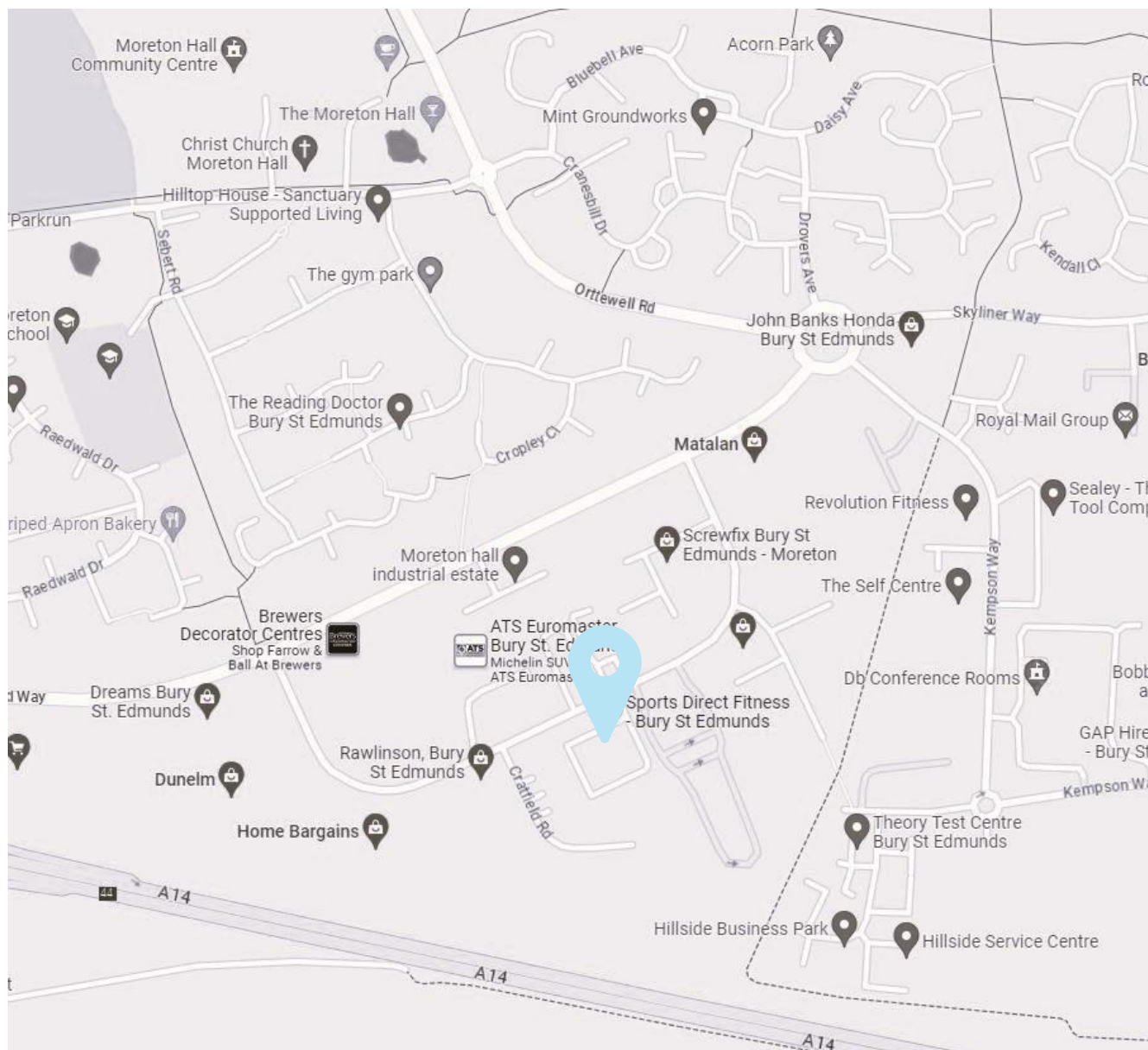
Each party is to be responsible for their own professional and legal costs incurred in the transaction.

EPC

Available on request

Easlea Road, Moreton Hall Estate, Bury St Edmunds, IP32 7BY

Colliers



Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

Paul Bugeja

+44 7743 415 336
paul.bugeja@colliers.com

Colin Moran

+44 7951 393 469
colin.moran@colliers.com

William Langan

+44 7824 850 611
william.langan@colliers.com



Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. 14/01/2021 (20556)
Colliers International is the licensed trading name of Colliers International Retail UK LLP which is a limited liability partnership registered in England and Wales with registered number OC334835. Our registered office is at 95 Wigmore Street, W1U 1FF.