



12 Hillside Road
Bury St Edmunds, Suffolk, IP32 7EA

To Let – 1st Floor Office and Mezzanine Storage Room - £900 p/m

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

12 Hillside Road

Bury St Edmunds | Suffolk | IP32 7EA

1st Floor Office To Let with reception room, shared kitchen, and WC facilities. Net Internal Area approx.: 52.9sqm (569sqft). Mezzanine unfurnished storage room approx. NIA 77.20sqm (83sqft).

LOCATION

12 Hillside Road is located on the outskirts of Bury St Edmunds and immediately adjacent to the A14 providing excellent access to the surrounding Towns and villages.

FIRST FLOOR OFFICE

Located on the first floor of a modern, end terrace unit, a lobby/reception area (11.9m²) with night storage heaters and suspended ceiling. Internal doors lead to office (41m²) with power sockets, heating and cooling a/c, and suspended ceiling. Parking for 2 vehicles available to the front of the building.

MEZZANINE STORAGE ROOM

A first-floor unfurnished mezzanine storage room with approx. NIA of 52.9sqm. Parking for 1 no. vehicles available to the front of the building.

Additionally, the Lease includes use of shared kitchen and WC facilities, a separate shared meeting room available for use within the building on a booking system.

RENT

First Floor Office and Mezzanine Storage Room - £10,800 per annum exclusive.

LEASE TERMS

Available on a new internal repairing and insuring lease. Length to be agreed.

DEPOSIT - Three months' rent.

COSTS - Each party to pay their own legal or any other costs included in the transaction.



SERVICE CHARGE

Approx £40 p/m (subject to change).

SERVICES - Mains water, drainage and electric.

EPC - Energy rating: 'D' (93).

BUSINESS RATES

First Floor Office – Rateable Value: £6,600 (2026)

Mezzanine Storage Room – Rateable Value: £8,000 (2026)

This is not the amount of rates payable. Small business rate relief may be available. All interested parties should make their own enquiries with West Suffolk District Council regarding their rates liability.

VAT - VAT is payable.

PLANNING

We assume that the property has planning consent for Class E (office) use by virtue of its current use. All interested parties should make their own enquiries with West Suffolk District Council regarding the intended use.

VIEWING AND FURTHER INFORMATION

Contact Lacy Scott & Knight Commercial:

Will D'Arcy - 01449 833692/wdarcy@lsk.co.uk



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or a pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.