

WESTFIELD BARN

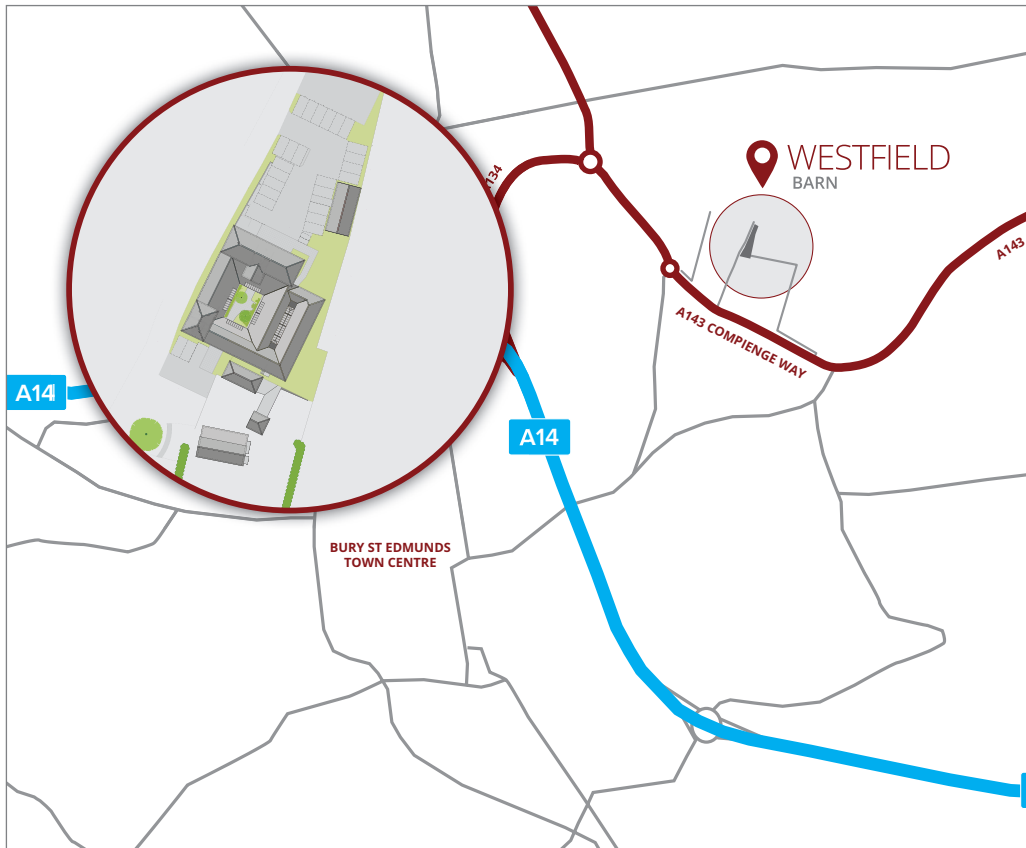
Build to Suit High Specification Offices
TO LET from 517 sq ft to 7395 sq ft



WESTFIELD BARN
Compiegne Way, Bury St Edmunds IP32 7BD

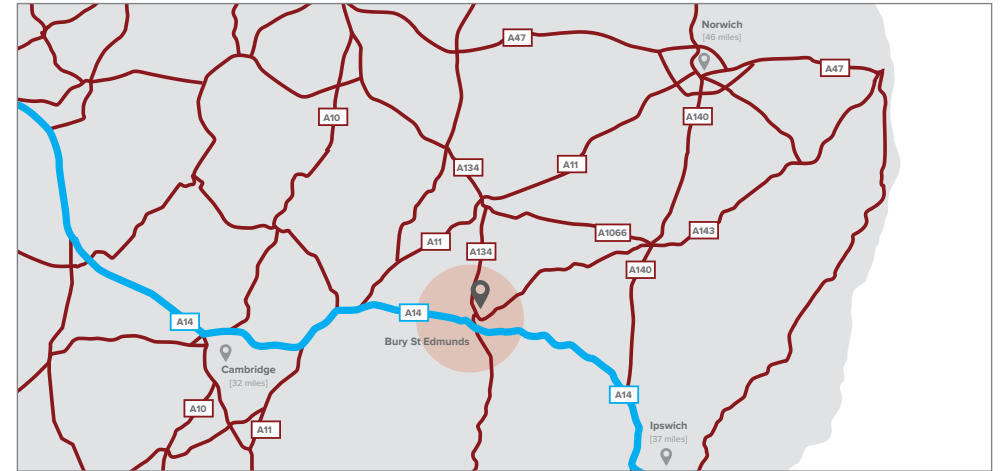
Merrifields

WESTFIELD BARN



Westfield Barn is a barn to office conversion which gives an opportunity to a business to move into a converted office to suit their requirements.

It is located just off the A143 within 1 mile of the A14 at Junction 43 in Bury St Edmunds. The A14 provides road links to Felixstowe port to the East and the Midlands and London (via the M11) to the West.



ACCOMMODATION

The landlord's architects have provided the following Internal Areas as scaled from plans:

Office Unit 1	268 sq m	2,885 sq ft
Office Unit 2	371 sq m	3,993 sq ft
Office Unit 3	48 sq m	517 sq ft
Total available office space	687 sq m	7,395 sq ft

The offices could be let in part or as whole subject to terms.

DETAILS

The office is to be essentially open plan with various meeting rooms off a centralised courtyard area. kitchenettes and two cloakrooms will be included and ample car parking will be provided. The specification will include, 100 mbps internet, air cooling, fire alarm, carpeting, CAT 2 lighting, network cabling, tea point and shower.

High-specification office to be converted from agricultural barns.

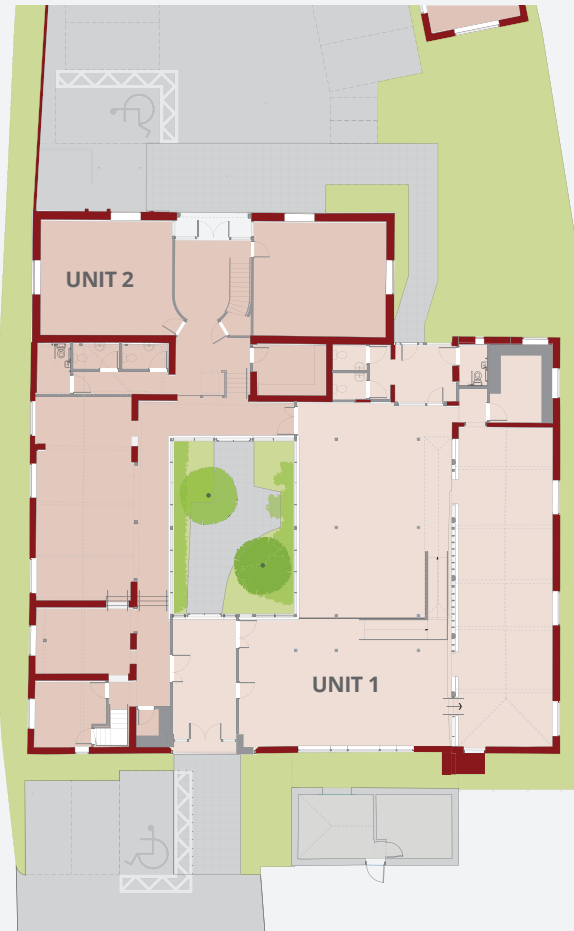
Ground and first floor office suites with meeting room set around courtyard.

Ample car parking on site.

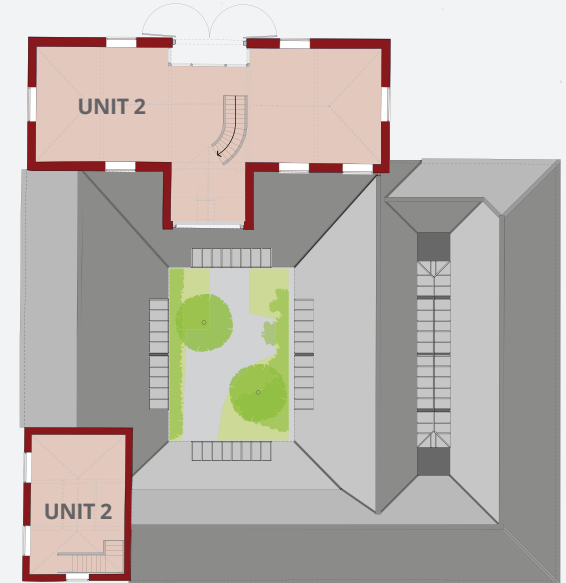
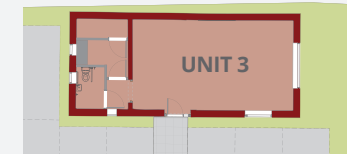
Within the attractive countryside setting, but with excellent access to A14.

Available to let on terms to be agreed.

Ground Floor



Ground Floor Annexe



First Floor



WESTFIELD BARN



RENT

Rent on application

AVAILABILITY

The offices are available for lease on a pre-let on terms to be agreed subject to agreement of conversion works and office specification.

VAT

The property will be opted for VAT.

BUSINESS RATES

The Rateable Value will be assessed on completion.

SERVICE CHARGE

The tenant will reimburse the landlord a fair and reasonable proportion of the service charge.

COSTS

The tenant will cover any abortive costs incurred by our client.

USE AND PLANNING

Planning has been granted for re-development for B1 office use.

EPC

The EPC rating is to be provided on completion of construction.

VIEWING AND FURTHER INFORMATION

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