

Town Centre Offices - To Let

10 Hatter Street, Bury St. Edmunds, Suffolk, IP33

Merrifields



Size: 250 - 818 Sq Ft

Located on Hatter Street in Bury Town Centre

3 Offices with period features


Access to kitchen, WC and Meeting Room


Parking available on separate licence

Available to let on standard estate lease



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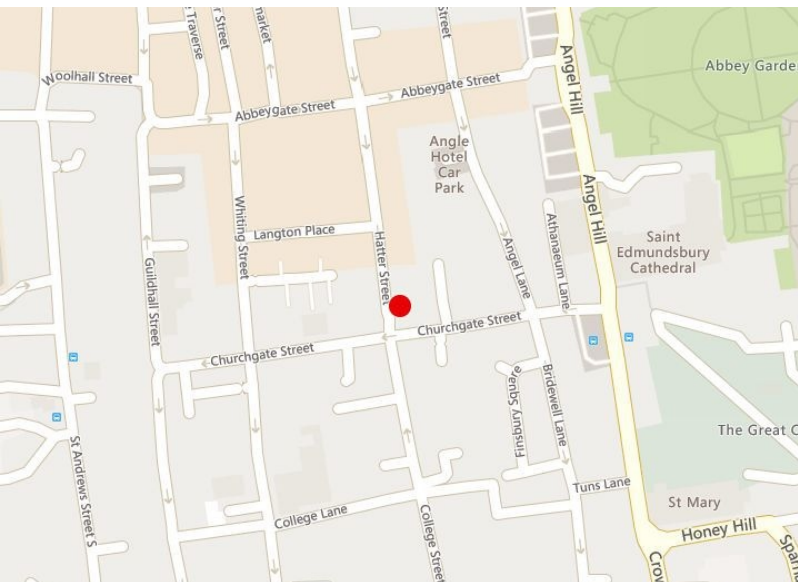
Description

Town Centre Offices in period building. The offices are located above Goymour Homes on Hatter Street within the Medieval Grid in Bury St Edmunds Town Centre. There are 3 different offices available with access to WC's Kitchen and Meeting Room facilities. The offices also benefit from carpeting, office lighting, Telecoms Cabling and Gas central heating. Externally there is space to park 2x cars in a tandem parking space within a gated driveway that can be let on a separate licence and cost.

Accommodation

The property has been measured to produce the following approximate NIAs:

First Floor Office 2	250 Sq Ft	23.22 Sq M
Second Floor Office 1	308 Sq Ft	28.61 Sq M
Second Floor Office 2	260 Sq Ft	24.15 Sq M
Total	250 - 818 Sq Ft	23.22 - 75.99 Sq M



Availability

The property is available TO LET in part or as a whole on standard estate terms. Furniture can be included, to be agreed.

Units can be let individually or as a whole.

Rent

First Floor Office 2 - £420 per calendar month
Second Floor Office 1 - £515 per calendar month
Second Floor Office 2 - £435 per calendar month

VAT

The premises are not opted for VAT.

Business Rates

Business Rates are included within the rent.

Service Charge

The service charge is included within the rent.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises are suitable for office and some business and service uses within class E of the use classes order.

EPC

EPC to be confirmed.

Viewing & Further Information

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