

Town Centre Offices - TO LET

9&10 Manchester House, 113 Northgate Street, Bury St Edmunds, Suffolk, IP33 1HP

Merrifields



Size: 213 - 441 Sq Ft

Located in central Bury St Edmunds


Self-contained office suites


Space available from 213 sq ft

Flexible lease terms considered

Parking available subject to separate licence

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Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

Manchester House is an imposing multi-occupied period office building located on the edge of Bury St Edmunds town centre.

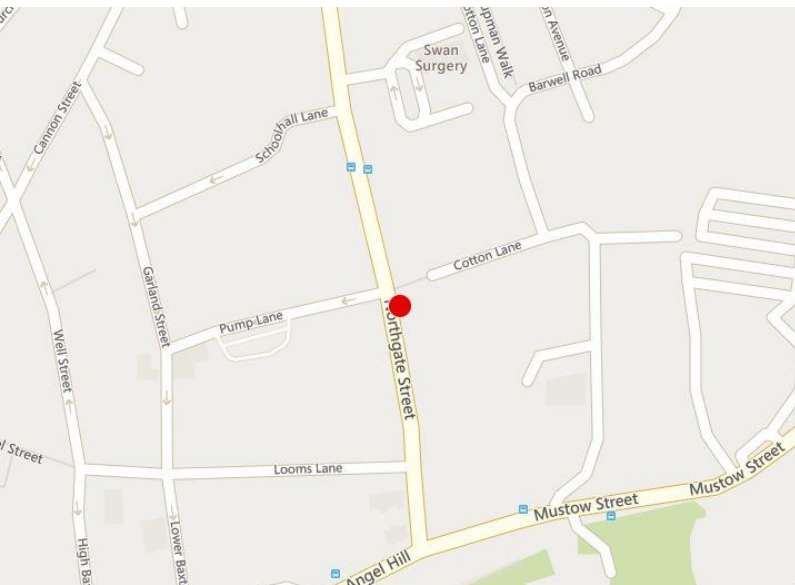
Suite 9&10 is located on the ground floor and interconnecting. The general specification of the offices include, carpeting, data points and CAT II lighting.

The building has been well maintained and is popular with small businesses looking for well presented town centre offices. Parking may be available by separate licence and subject to availability.

Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Unit 9	228 Sq Ft	21.18 Sq M
Unit 10	213 Sq Ft	19.79 Sq M
Total	213 - 441 Sq Ft	19.79 - 40.97 Sq M



Availability

The property is available TO LET immediately on terms to be agreed.

Rent

From £400 per month

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £5,400 (2023).
Small business rates relief may be available.

Service Charge

The service charge is included in the monthly rental figure.

Costs

The tenant will contribute £300 towards the Landlord's costs of preparing the Lease documents.

Use & Planning

The premises has established office use.

EPC

The EPC is E (117).

Viewing & Further Information

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