

## Town Centre Office - TO LET

6A Manchester House, Bury St Edmunds, Suffolk, IP33 1HP

# Merrifields



Size: 267 Sq Ft

Located in central Bury St Edmunds


Suitable for office and professional services uses


To be refurbished in early 2025

Parking available by way of separate licence

Available TO LET on flexible lease terms to be agreed

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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.

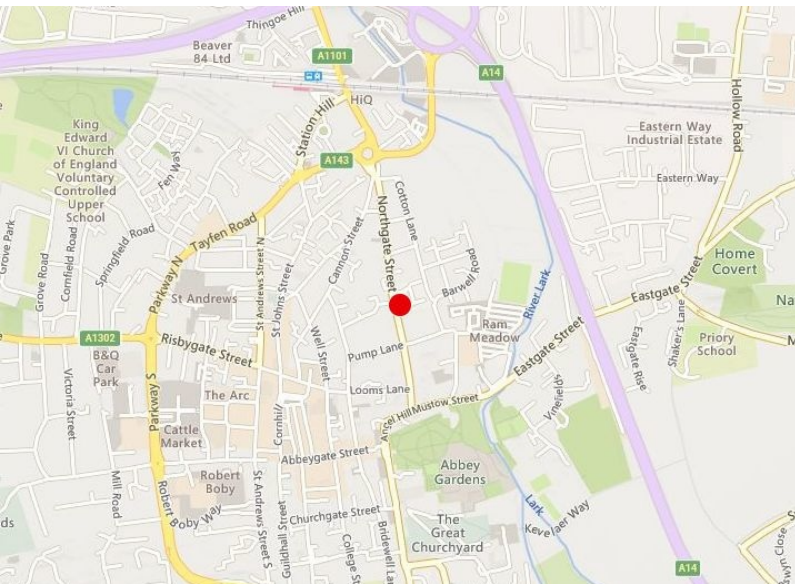
Suite 6A is located on the first floor of the building and benefits from large timber windows, carpeting and power/data points. The office is due to be refurbished in January 2025 which will include new carpets, lighting and redecoration.

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:

Total	267 Sq Ft	24.8 Sq M
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## Availability

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

## Rent

£535 per month

## VAT

The premises are not opted for VAT.

## Business Rates

The rateable value is £5,000 (2023).  
Small business rates relief may be available.  
The office will be reassessed on subdivision from 6B.

## Service Charge

The service charge and buildings insurance costs are included within the rent.

## Costs

The Tenant will pay £300 towards the Landlord's administrative costs of preparing the Lease documents.

## Use & Planning

The property has established office use.

## EPC

The EPC rating is E (117).

## Viewing & Further Information

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REF: A0758 / 14.11.24

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