

Characterful Town Centre Offices with dedicated parking - To Let

Regent House Northgate Street Business Park, Bury St Edmunds, IP33 1HP

Merrifields



Size: 652 - 3,120 Sq Ft

Prestigious Offices in Bury St Edmunds

Converted offices with original features

On site dedicated parking spaces

Office space available from 652 - 3,120 sq ft

Available To Let on terms to be agreed



01284 700 700



info@merrifields.co.uk



www.merrifields.co.uk

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

Description

Regent House is located on Northgate Street Business Park in Bury St Edmunds town centre. The retail core of the town is approximately 500 metres away, junction 43 of the A14 is approximately 800 metres away as is the railway station.

Regent House has been successfully converted to offices. It maintains many of its original features yet benefits from a modern specification and offers good quality office space. The offices are approached from a landscaped parking area where there are 14 dedicated parking spaces for the offices.

Accommodation

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

| | | |
|-------|---------------------|-------------------|
| Total | 60.57 - 289.85 Sq M | 652 - 3,120 Sq Ft |
|-------|---------------------|-------------------|



Availability

The offices are available TO LET immediately on terms to be agreed

Rent

Suite 1 £32,500 per annum exclusive

Suite 2 (FF) £11,500 per annum exclusive

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is to be confirmed following a split in the rates. Please call the office for more information.

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises are suitable for a variety of commercial, business and service uses within class E of the use classes order including offices and professional services use. The building is Grade II listed.

EPC

The EPC ratings are Suite 1 D (98) and Suite 2 D (84).



Characterful Town Centre Offices with dedicated parking - To Let

Regent House Northgate Street Business Park, Bury St Edmunds, IP33 1HP

Merrifields

Viewing & Further Information

Max Ellis

01284 700700

max@merrifields.co.uk

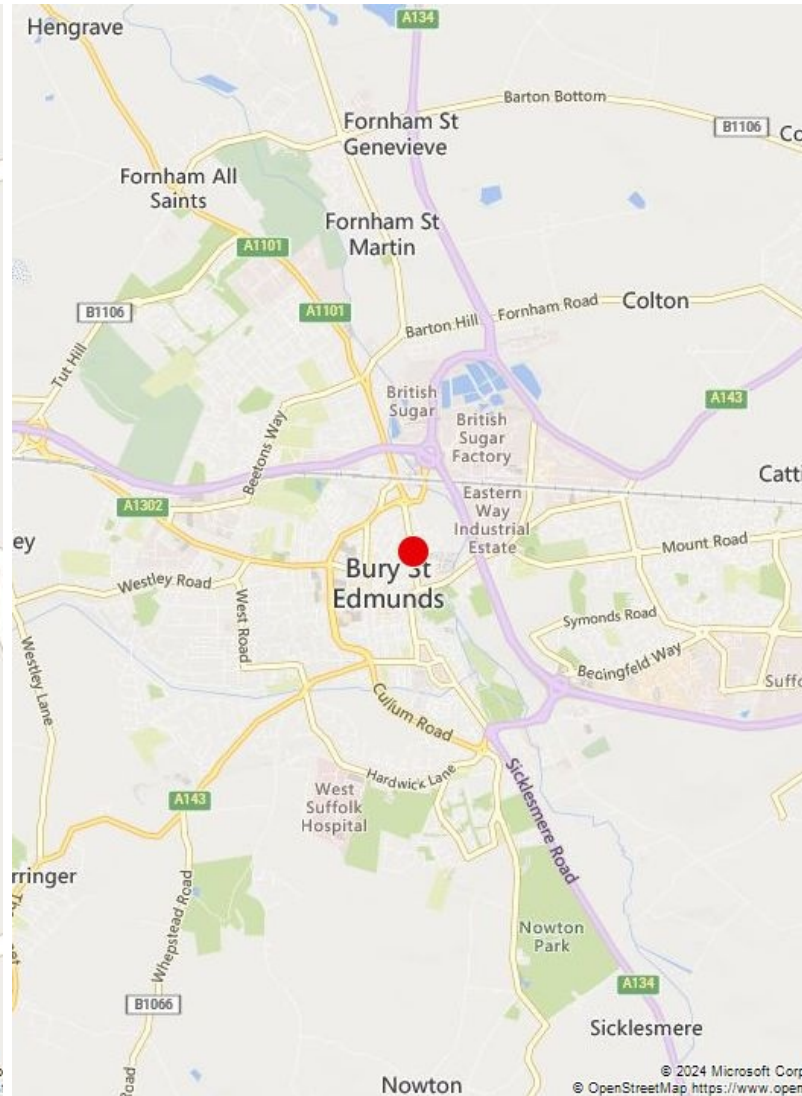
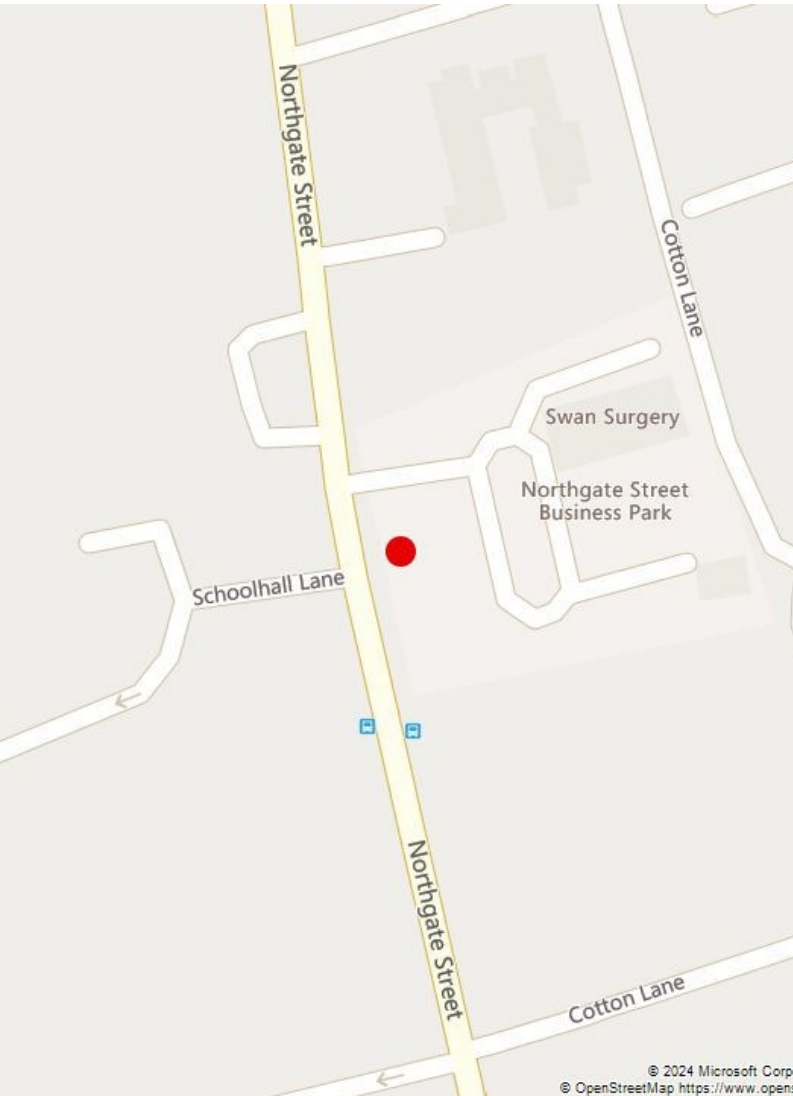
Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A0742 / 25.06.25

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.



01284 700 700



info@merrifields.co.uk



www.merrifields.co.uk

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