

Town Centre Offices - TO LET

4 Baxter Court High Baxter Street, Bury St Edmunds, Suffolk, IP33 1ES

Merrifields



Size: 252 Sq Ft

Located off Abbeygate Street in Bury St Edmunds

Mews style office/retail complex

Open plan office with store/small office

Suitable for office and professional services uses

Available To Let on flexible lease terms to be agreed.

Description

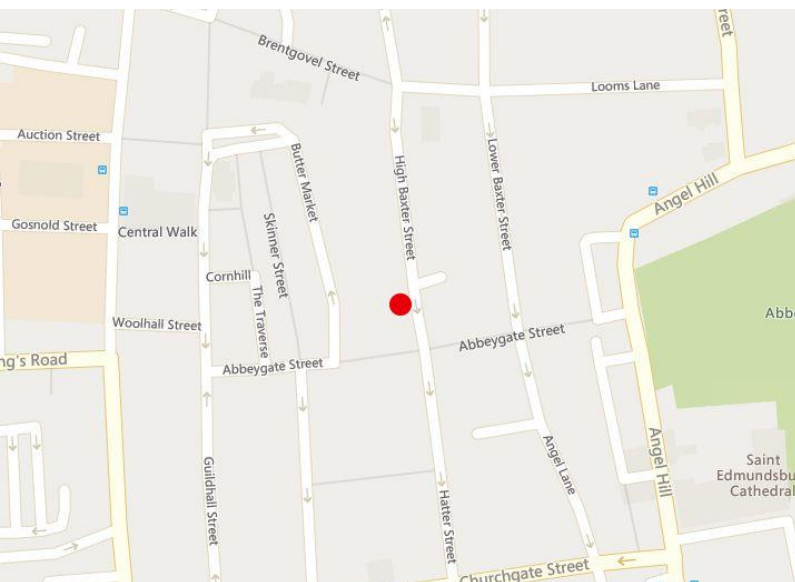
Baxter court is a town centre mews style office/retail complex in a secure environment behind Dipples Jewellers on Abbeygate Street. Occupiers within the building include recruitment consultants, property managers, a barbers and an artisan craft maker.

Office 4 is accessed via a communal entrance off High Baxter Street and situated on the first floor of the building. The office benefits from carpeting, CAT II lighting, electric heating and shared use of the building's ladies and gents WCs.

Accommodation

The property has been measured to produce the following approximate NIA(s):

Total	252 Sq Ft	23.41 Sq M
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Availability

The office is available immediately TO LET on flexible Lease terms to be agreed.

Rent

£3,000 per annum exc,

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is currently assessed with another office in the building. The business rates will be reassessed on subdivision. Small business rates relief may be available.

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge and a management fee equivalent to 5% of the annual rent.

Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises are suitable for office and professional services uses under an E use class.

EPC

The EPC rating is D (84).

Merrifields

Viewing & Further Information

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