

Tranquil Countryside Offices - To Let

Manor Park, Church Road Gt Barton, Bury St. Edmunds, Suffolk, IP31

Merrifields



Size: 762 - 7,564 Sq Ft

Self-contained offices with ample parking

Located in Gt Barton near Bury St Edmunds with good access to the A14

Offices available from 1,097 sq ft to 7,564 sq ft

Offices available together or separately

Available TO LET on terms to be agreed

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

Description

Manor Park is a development of new and refurbished offices located in an attractive countryside setting in Great Barton only 2 miles from Bury St Edmunds and the A14.

The self-contained offices vary in sizes provide a good range of office space to the local office market. They have open plan office space over both ground and first floors. The units include, WC, kitchenette, gas central heating air conditioning and perimeter trunking.

The offices are available for lease by way of a new lease (subject to surrender of any existing leases) on terms to be agreed together or separately based on tenants needs.

Accommodation

The property has been measured to produce the following Approximate dimensions and NIAs:

Unit 3 & 4	150.5 Sq M	1,620 Sq Ft
Unit 5	70.79 Sq M	762 Sq Ft
Unit 7	130.99 Sq M	1,410 Sq Ft
Unit 8	101.91 Sq M	1,097 Sq Ft
Unit 9 & 10	248.51 Sq M	2,675 Sq Ft
Total	702.7 Sq M	7,564 Sq Ft

Ample car parking spaces are available



Availability

The offices are available for lease by way of a new lease (subject to surrender of any existing leases) on terms to be agreed together or separately based on tenants needs.

Rent

Units 3&4 £19,500 per annum exc.
Unit 5 £10,000 per annum exc.
Unit 7 £17,000 per annum exc.
Unit 8 £14,000 per annum exc.
Unit 9&10 £30,500 per annum exc.

VAT

The premises are opted for VAT.

Business Rates

There are various current Rateable Values for the offices and Small Business Rate Relief may be available. Interested parties should contact the office for further info.

Service Charge

The tenant will reimburse the landlord a fair and reasonable proportion of the service charge.

Costs

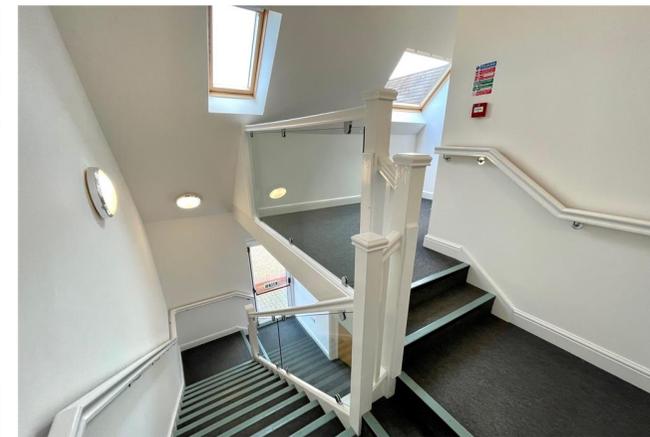
The tenant will cover any abortive costs incurred by our client.

Use & Planning

The premises are suitable for office use within an E use class. Occupiers should make their own enquiries to the LPA.

EPC

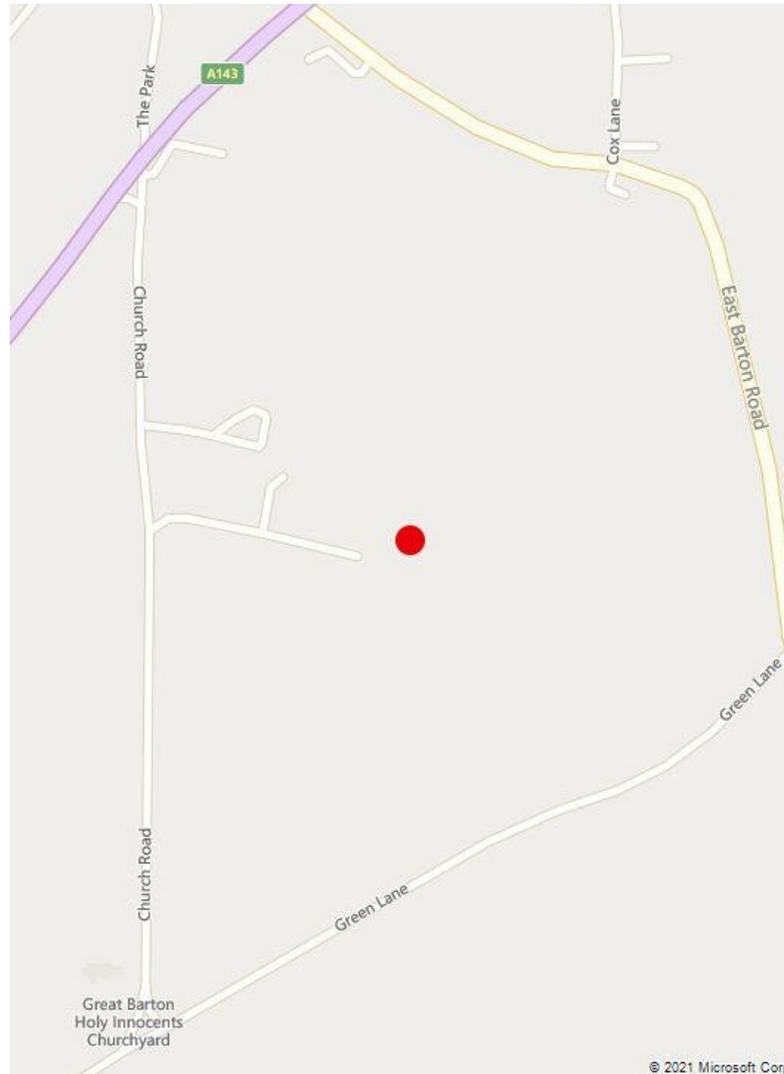
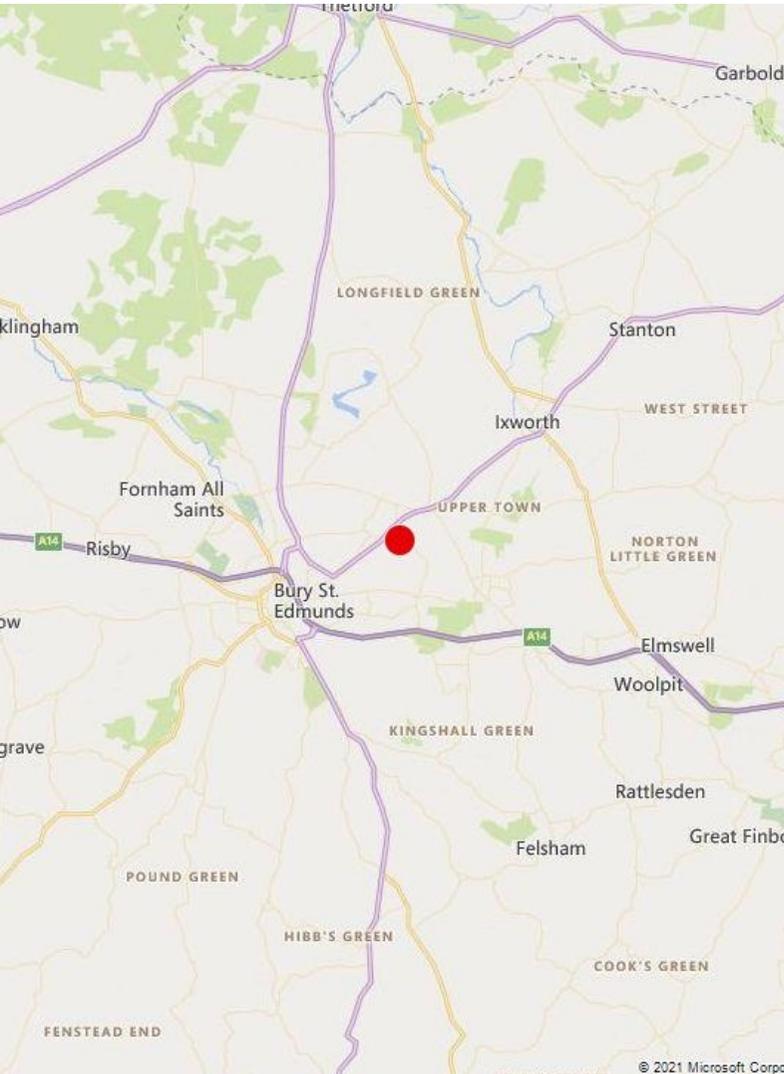
The EPC ratings are: Unit 3&4: C (53&54) Unit 5: C (64) Unit 7&8: C (56) Unit 9: B (49) Unit 10: C (51)



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Viewing & Further Information

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