

Town Centre Offices - TO LET

4 & 5 Baxter Court High Baxter Street, Bury St Edmunds, Suffolk, IP33 1ES

Merrifields



Size: 252 - 879 Sq Ft

Located off Abbeygate Street in Bury St Edmunds

Mews style office/retail complex

Approximate Net Internal Area of 879 sq ft

Suitable for office and professional services uses (STPP)

Available To Let on a new lease on terms to be agreed

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

Description

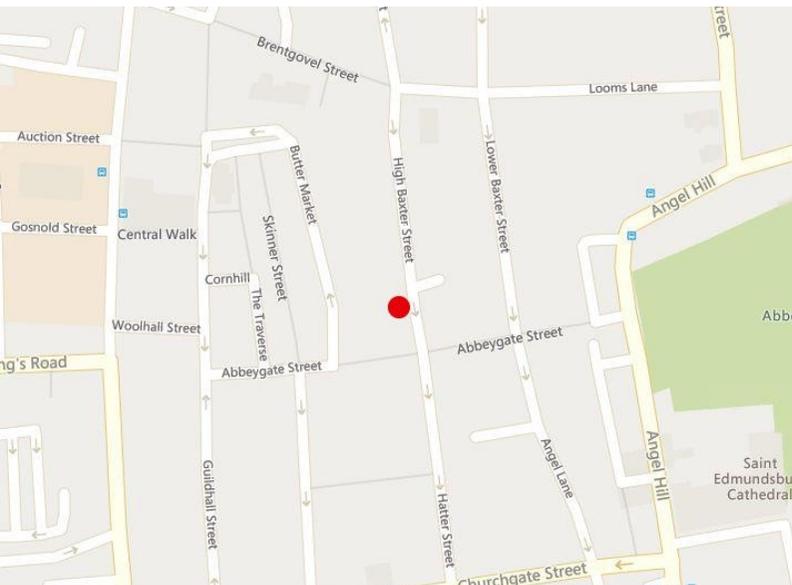
Baxter court is a town centre mews style office/retail complex in a secure environment behind Thurlow Champness on Abbeygate Street.

Offices 4&5 are accessed via a communal entrance off High Baxter Street and situated on the first floor of the property. The offices benefit from carpeting, spot and LED lighting, electric heating and shared ladies and gents WCs.

Accommodation

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

Office 4	252 Sq Ft	23.41 Sq M
Office 5	627 Sq Ft	58.25 Sq M
Total	252 - 879 Sq Ft	23.41 - 81.66 Sq M



Availability

The offices are available immediately as a whole or individually on flexible Lease terms to be agreed.

Rent

As a whole - £10,500 per annum exc
Office 4 - £3,500 per annum exc
Office 5 - £8,000 per annum exc

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £8,600 (2023).
Small business rates relief may be available.

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 but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises have most recently been used as an Office under an E (g) (i) use class. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is D (84).

Viewing & Further Information

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