

Brand New High Specification Office - To Let

Unit 2 Park Way Elm Farm Park, Thurston, Bury St. Edmunds, Suffolk, IP31 3TB

Merrifields



Size: 2,148 Sq Ft

Good quality business space

Located in a tranquil Countryside setting


Within 3 miles of the A14


Suitable for office, storage and technical workshop uses

Available immediately on terms to be agreed



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Merrifields Chartered Surveyors
63 Churchgate Street
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Description

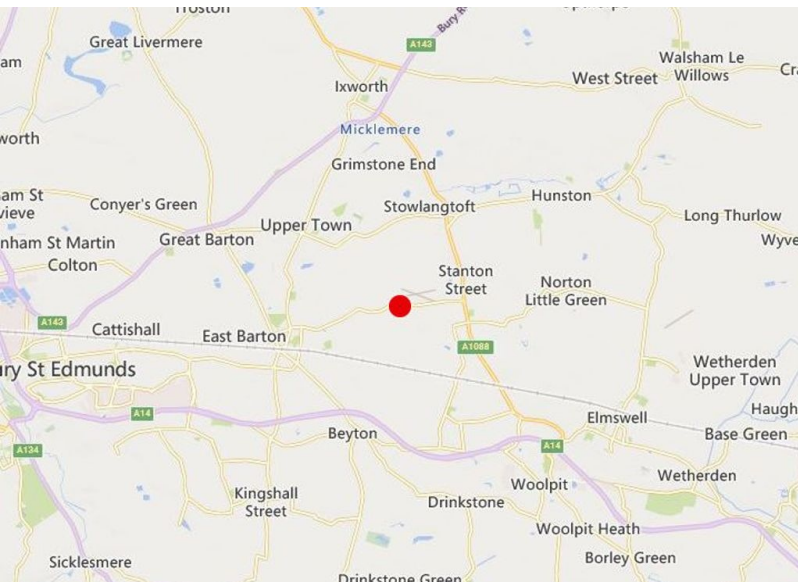
Elm Farm Park is located in the village of Thurston, 8 miles east of Bury St Edmunds and approximately 3 miles from the A14 dual carriageway.

Unit 2 is a mid terrace business unit situated on phase I of the Park Way development at Elm Farm Park. The accommodation is split across ground and first floors, with the ground floor providing predominately warehouse/technical workshop space and ancillary office. The first floor in comparison is an open plan office space suitable for administrative and meeting space use. The specification includes both pedestrian and loading doors, concrete and acoustic flooring, LED lighting, WC and kitchenette facilities and good on site parking provision.

Accommodation

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

Total	2,148 Sq Ft	199.55 Sq M
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Availability

The business unit is available TO LET immediately on terms to be agreed

Rent

£22,500 per annum exclusive

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £8,900 (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 are suitable for office and light industrial uses within class E of the use classes STPP.

EPC

The EPC rating will be confirmed.

Viewing & Further Information

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