

Attractive Refurbished Offices - To Let near Bury St Edmunds

9 & 10 Manor Park Church Road, Great Barton, Bury St. Edmunds, IP31 2QR

Merrifields



Size: 2,675 Sq Ft

Self-contained offices with ample parking

Located in Gt Barton with good access to the A14

Self contained Office of 2,685 sq ft

Newly installed High Speed Fibre Internet and VOIP availability

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

Manor Park is a development of offices overlooking paddocks and open fields in Great Barton only 2 miles from the A14 and Bury St Edmunds.

Unit 9 & 10 provides space of 2,675 sq ft over two floors. The offices are newly refurbished and include high speed fibre internet access, part air cooling, cloakrooms, kitchen/breakout space, shower, part suspended ceilings with inset lighting, trunking, level access glazed partitioning to create a board room and radiator central heating.

The office is available immediately on a new standard lease for a term to be agreed.

Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Total	248.51 Sq M	2,675 Sq Ft
-------	-------------	-------------



Availability

The property is available TO LET immediately on terms to be agreed

Rent

£30,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £36,500 (April 2023).

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 use within class E(g,i) of the use classes order.

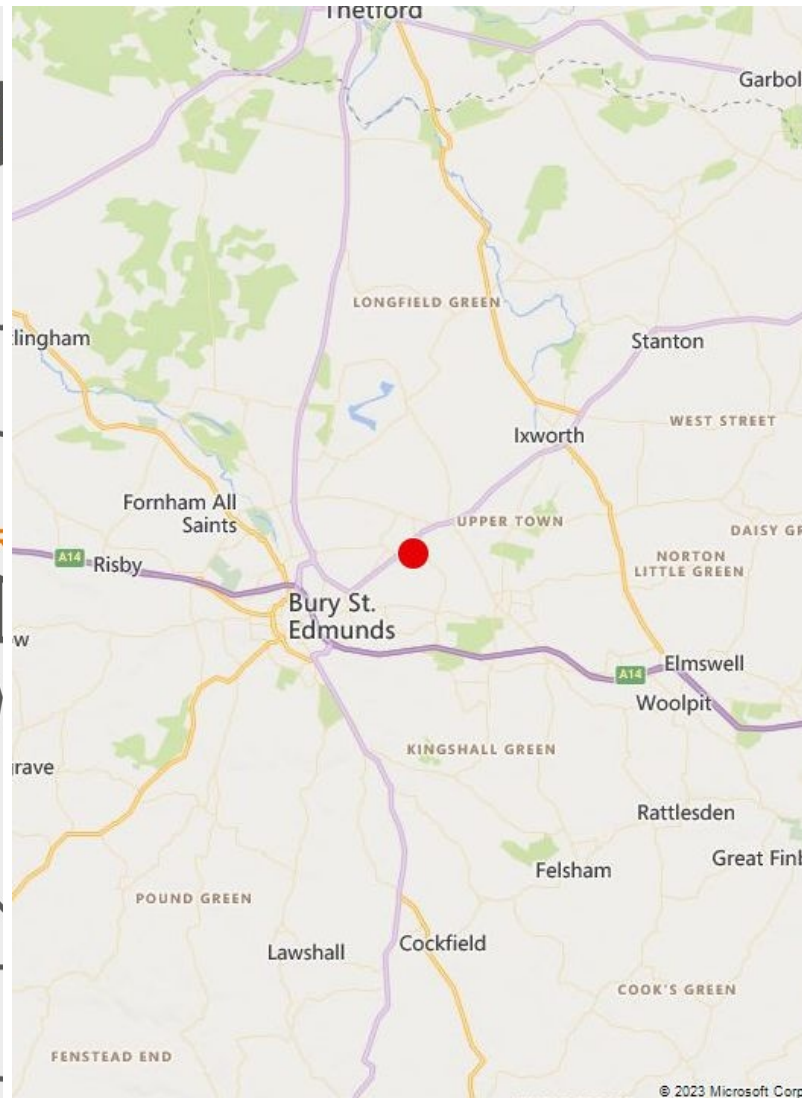
EPC

The EPC ratings are Unit 9: B (49) Unit 10: C (51)



Attractive Refurbished Offices - To Let near Bury St Edmunds

9 & 10 Manor Park Church Road, Great Barton, Bury St. Edmunds, IP31 2QR



Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Rowan Mason

01284 700700

rowan@merrifields.co.uk

REF: A0677 / 18.12.23

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.