

## Town Centre Office - TO LET

13 Manchester House, Bury St Edmunds, Suffolk, IP33 1HP

# Merrifields



Size: 243 Sq Ft

Located on Northgate Street

Rents inclusive of service charge and buildings insurance


Shared kitchen and W.C facilities.


Private parking available by way of a separate licence

Available on flexible lease terms



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

## Description

Manchester House is an imposing multi-occupied period office building located on the edge of Bury St Edmunds town centre.

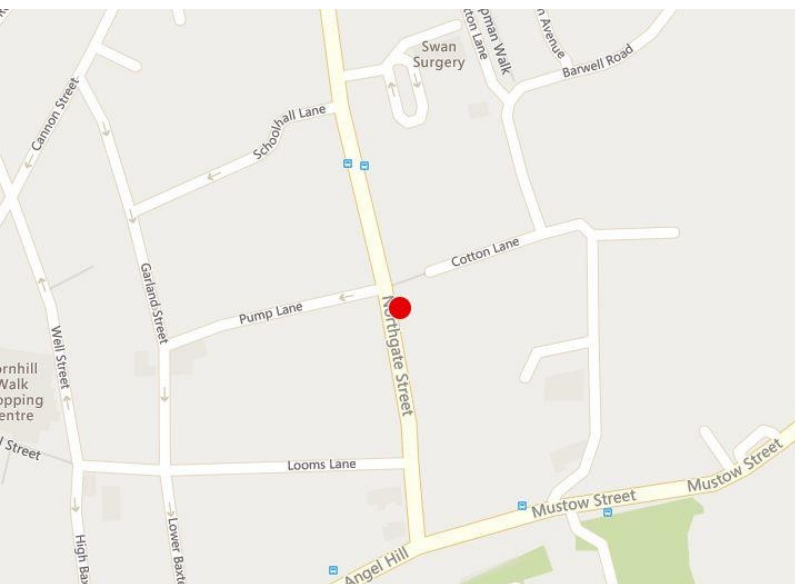
Suite 13 is located on the first floor. The general specification of the offices include, carpeting, data points and CAT II lighting.

The building has been well maintained and is popular with small businesses looking for well presented town centre offices. Parking may be available by separate licence and subject to availability.

## Accommodation

The following measurements have been provided by the Landlord:

Total	243 Sq Ft	22.57 Sq M
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## Availability

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

## Rent

£485 per month

## VAT

The premises are not opted for VAT.

## Business Rates

The rateable value is £3,450 (2023)  
100% Small business rates relief may be available.

## Service Charge

The service charges are included within the monthly rental figure.

## Costs

The Tenant will contribute £300 towards the Landlords costs of preparing the Lease documents.

## Use & Planning

The premises has established office use.

The property is Grade II\* Listed.

## EPC

The EPC rating is E (117).

## Viewing & Further Information

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