# Town Centre Business Space - TO LET

Unit 4 The Old Wool Warehouse, Bury St. Edmunds, Suffolk, IP33 3PH

# Merrifields





Centrally located in Bury St Edmunds

Open plan office suites

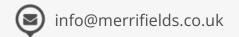
Flexible and long leases considered

Town centre parking (subject to availability)

Available TO LET on terms to be agreed









### Description

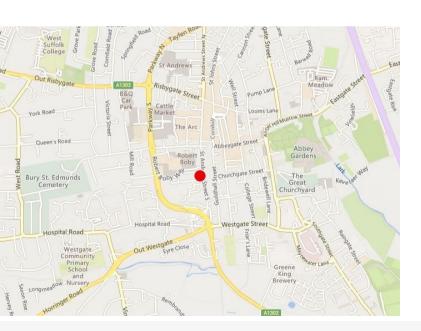
The Old Wool Warehouse is located on the edge of Bury St Edmunds town centre. The building was converted to provide independent office suites and benefits from car parking which is subject to a separate licence and availability.

Unit 4 is approximately 496 sq ft and situated on the upper ground floor of the building. The office benefits from independent electric metering, carpeting, CAT II lighting, sink/tea point and access to shared W.C facilities.

#### Accommodation

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

Total	496 Sq Ft	46.08 Sq M
-------	-----------	------------



### **Availability**

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

#### Rent

£605 per month

#### VAT

The premises are not opted for VAT.

#### **Business Rates**

The rateable value is £5,200 (2023). Small business rates relief may be available.

## Service Charge

The service charge is included in the rent.

#### Costs

The Tenant will contribute £300 towards the Landlord's costs of preparing the Lease.

# Use & Planning

The premises have established office use under an E use class. Alternative uses such as professional services and clinic uses within an E use class will be considered on their merits.

#### **EPC**

The EPC rating is E (119)

# Merrifields

# Viewing & Further Information

#### Rowan Mason

01284 700700 rowan@merrifields.co.uk

#### Mark Kohler

01284 700700 mark@merrifields.co.uk

#### RFF: A0714 / 16.08.24

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.



