

Town Centre Business Space - TO LET

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

Merrifields



Size: 496 Sq Ft


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

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

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)

Viewing & Further Information

Rowan Mason

01284 700700

rowan@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

