

Characterful Town Centre Offices with dedicated parking - To Let

Regent House Northgate Street Business Park, Bury St Edmunds, IP33 1HP

Merrifields



Size: 652 - 3,120 Sq Ft

Prestigious Offices in Bury St Edmunds

Converted offices with original features

On site dedicated parking spaces

Office space available from 652 - 3,120 sq ft

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

Regent House is located on Northgate Street Business Park in Bury St Edmunds town centre. The retail core of the town is approximately 500 metres away, junction 43 of the A14 is approximately 800 metres away as is the railway station.

Regent House has been successfully converted to offices. It maintains many of its original features yet benefits from a modern specification and offers good quality office space. The offices are approached from a landscaped parking area where there are 14 dedicated parking spaces for the offices.

Accommodation

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

Suite 1	229.28 Sq M	2,468 Sq Ft
Suite 2 (FF)	60.57 Sq M	652 Sq Ft
Total	60.57 - 289.85 Sq M	652 - 3,120 Sq Ft



Availability

The offices are available TO LET immediately on terms to be agreed

Rent

Suite 1 £32,500 per annum exclusive
Suite 2 (FF) £11,500 per annum exclusive

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is to be confirmed following a split in the rates. Please call the office for more information.

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.

Use & Planning

The premises are suitable for a variety of commercial, business and service uses within class E of the use classes order including offices and professional services use. The building is Grade II listed.

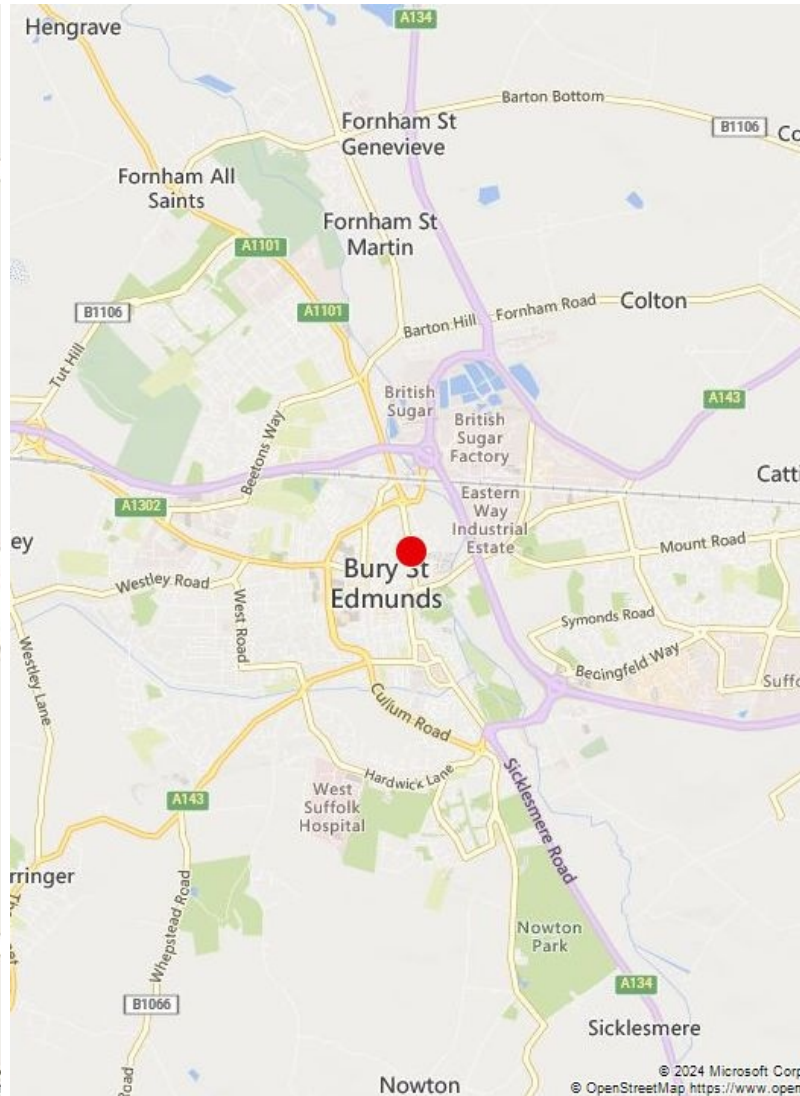
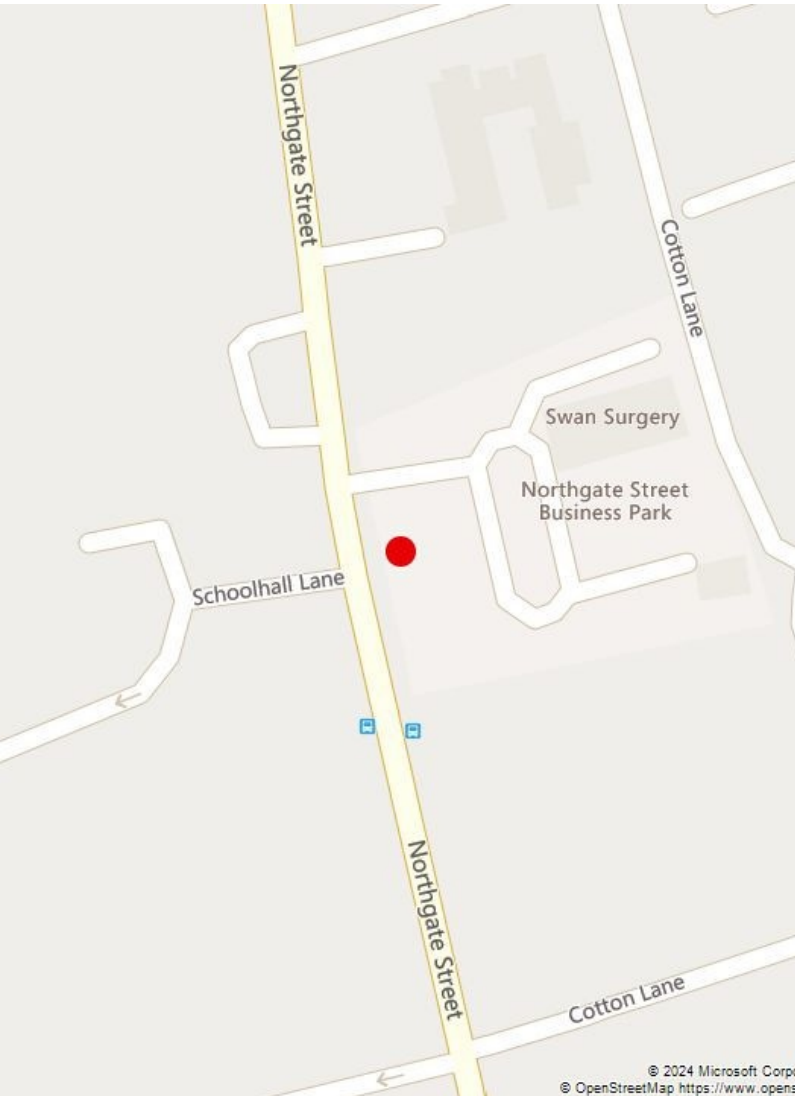
EPC

The EPC ratings are Suite 1 D (98) and Suite 2 D (84).



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Viewing & Further Information

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REF: A0742 / 06.01.25

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