

Modern Town Centre Offices - TO LET

First & Second Floor Offices 3 Whiting Street, Bury St. Edmunds, Suffolk, IP33 1NX

Merrifields



Size: 1,207 - 3,560 Sq Ft

Located in Bury St Edmunds town centre


Flexible open plan accommodation


Space available from 1,207 sq ft

Suitable for office and E use classes (STPP)

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

3 Whiting Street is a well presented mixed use retail and office building located in the heart of Bury St Edmunds adjacent to the prime retail core of the town and within close proximity of the town's services, car parks and transport routes.

The offices are arranged over the first and second floors and accessed via a shared ground floor entrance lobby with intercom access. The offices currently provide flexible open plan accommodation and include suspended ceilings with inset lighting, carpeting and perimeter trunking. Each floor also has the benefit of their own WC and kitchenette facilities.

Accommodation

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

First Floor	112.13 Sq M	1,207 Sq Ft
Second Floor (A)	118.08 Sq M	1,271 Sq Ft
Second Floor (B)	100.52 Sq M	1,082 Sq Ft
Total	112.13 - 330.72 Sq M	1,207 - 3,560 Sq Ft



Availability

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

Rent

First Floor: £15,000 per annum exclusive.
Second Floor (A): £15,000 per annum exclusive.
Second Floor (B): £10,000 per annum exclusive.
As a Whole: £40,000 per annum exclusive.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £41,000 (2023).
The rates will be reassessed on subdivision of the offices.

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

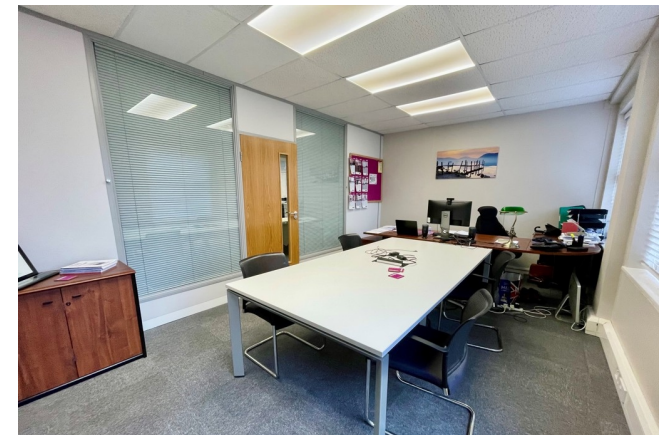
Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises have most recently been used as an office within an E (g) (i) use class. Interested parties should make their own enquiries to the local planning authority for their proposed use.

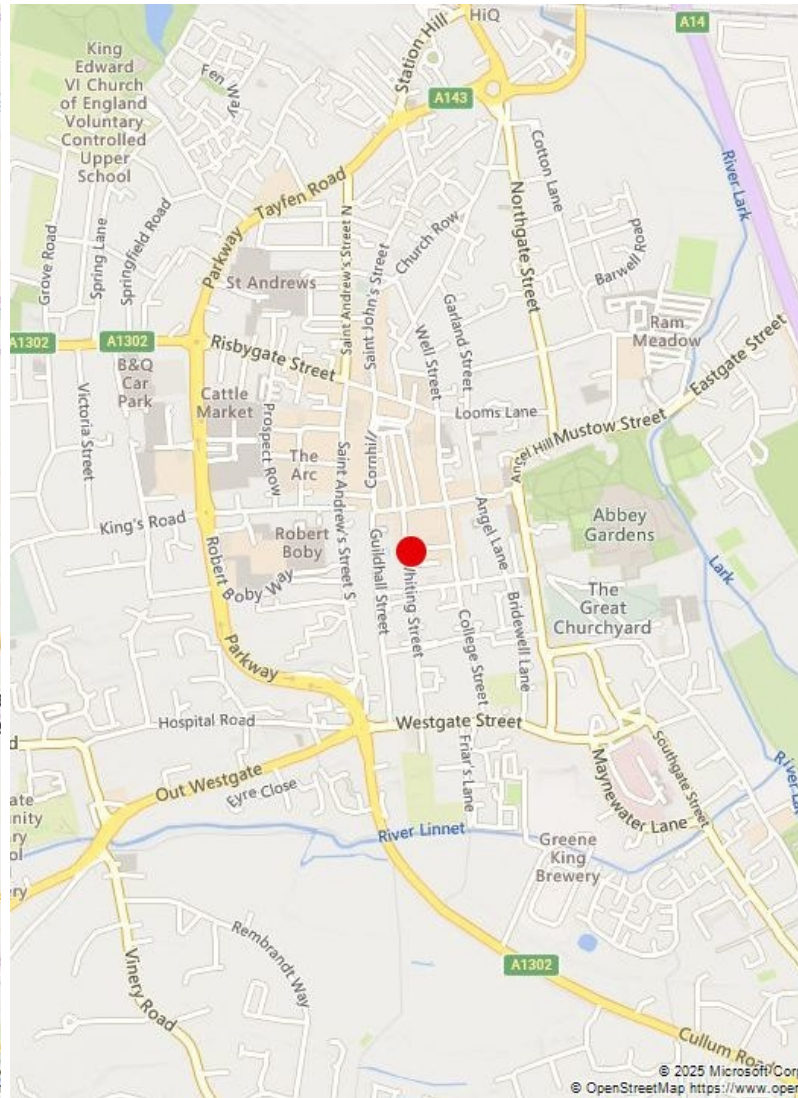
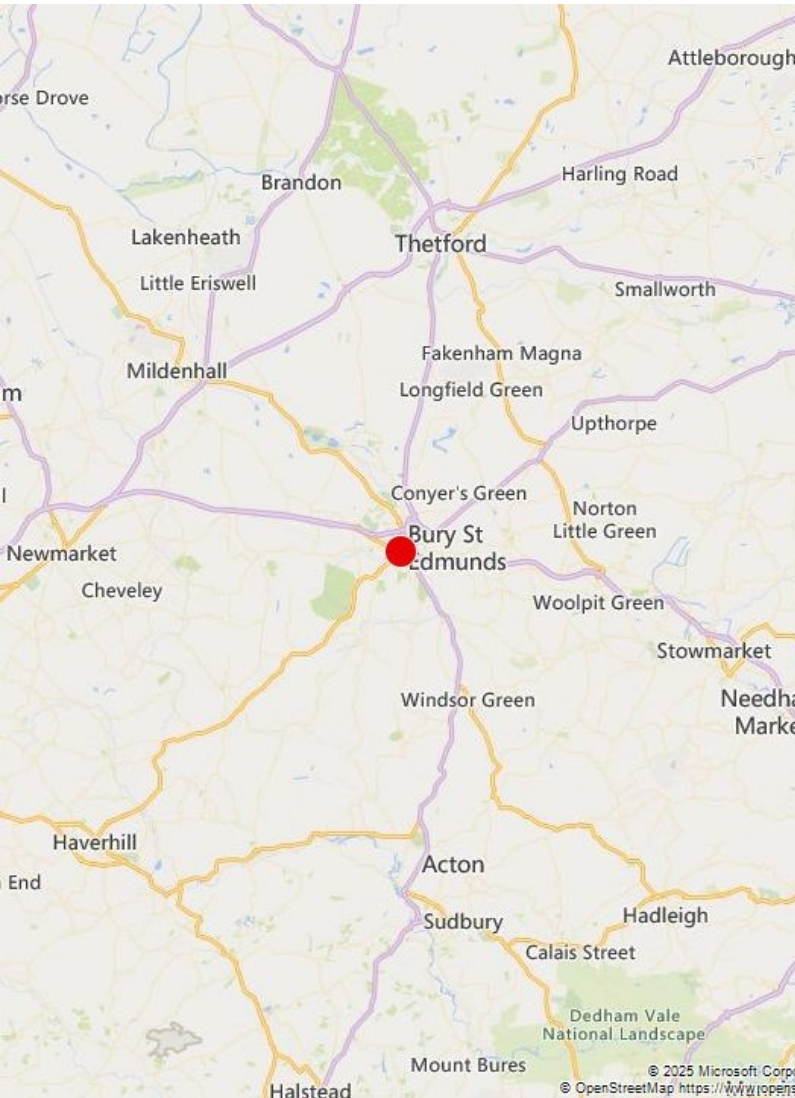
EPC

The EPC rating is to be confirmed.



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Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Max Ellis

01284 700700

max@merrifields.co.uk

REF: A000783 / 14.03.25

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