

Modern Office Unit - TO LET

Unit 11 Manor Park Church Road, Gt Barton, Bury St. Edmunds, IP31 2QR

Merrifields



Size: 1,072 Sq Ft

Self contained office with ample parking

Split level accommodation


Connected meeting rooms on first floor


Located in Gt Barton near Bury St Edmunds with good access to the A14

Office available from September 2025 on terms to be agreed



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

Description

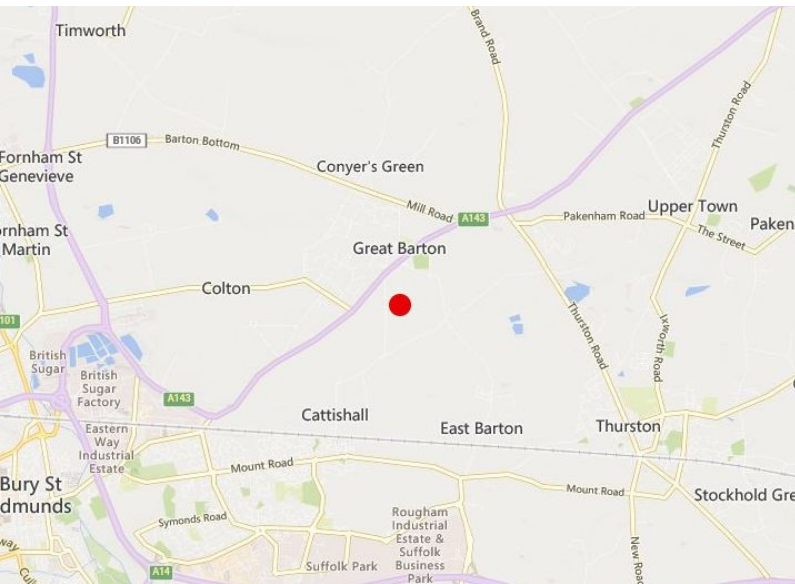
Manor Park is located in a superb rural setting overlooking paddocks and farmland in Great Barton. The Business Park has excellent access to the A143 and is within 2 miles of Bury St Edmunds and 2.7 miles of Junction 45 of the A14.

The self-contained office has been used as an office on the ground floor with meeting rooms on the first floor. The unit includes; WC, kitchenette, gas central heating, velux style windows, glass partition and perimeter trunking.

Accommodation

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

| | | |
|--------------|-------------|------------|
| Ground Floor | 642 Sq Ft | 59.64 Sq M |
| First Floor | 430 Sq Ft | 39.95 Sq M |
| Total | 1,072 Sq Ft | 99.59 Sq M |



Availability

The property will be available from September 2025 on terms to be agreed.

Rent

£15,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £14,500 (2023).

Service Charge

The tenant will reimburse the landlord a fair and reasonable proportion of the service charge.

Costs

The tenant will cover any abortive costs incurred by our client.

Use & Planning

The premises are suitable for office use within an E use class.

EPC

The EPC rating is B (47).

Viewing & Further Information

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