

# Town Centre Office - TO LET

10 The Old Wool Warehouse St. Andrews Street South, Bury St. Edmunds, Suffolk

# Merrifields



Size: 450 Sq Ft

Centrally located in Bury St Edmunds


Open plan office suite


Rents inclusive of service charge

Flexible and long lease terms considered

Car parking available by way of separate licence

 01284 700 700

 [info@merrifields.co.uk](mailto:info@merrifields.co.uk)

 [www.merrifields.co.uk](http://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 further benefits from car parking - subject to a separate licence and availability.

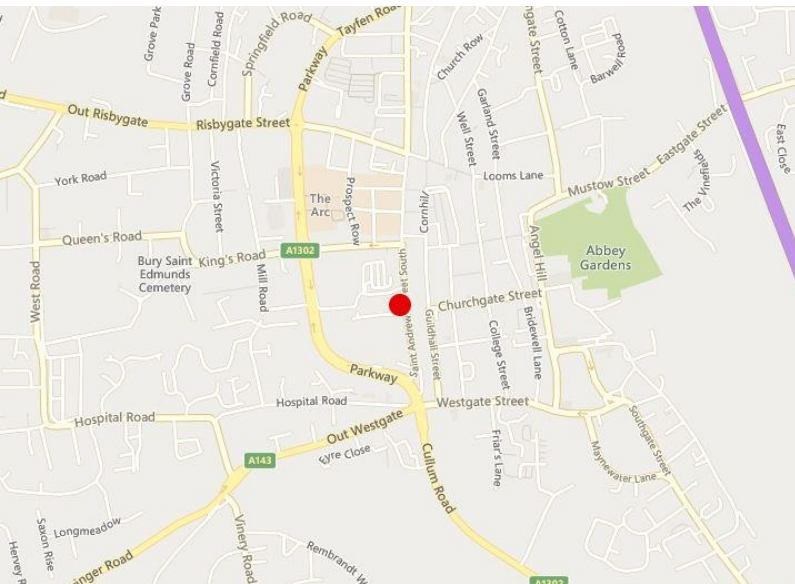
Suite 10 benefits from carpeting, CAT II lighting and independent metering. The office also benefits from shared W.C and Kitchen facilities.

A new lease is available on terms to be agreed, flexible terms will be considered.

## Accommodation

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

Total	450 Sq Ft	41.8 Sq M
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## Availability

The suite is available from 1st April 2025 on terms to be agreed with rents including service charges and insurance. Tenants will be responsible for their own electricity usage and business rates.

## Rent

£530 per month.

## VAT

The premises are not opted for VAT.

## Business Rates

The Rateable Value is £4,450.  
Small business rate relief may be available

## Service Charge

The service charge is included in the rent.

## Costs

The ingoing tenant will pay £300 towards the landlord's legal costs.

## Use & Planning

The property has an established Office use.

## EPC

The EPC rating is D (81).

## Viewing & Further Information

Max Ellis

01284 700700

max@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A000796 / 04.04.25

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