

Prominent Town Centre Offices - TO LET

First & Second Floor 59 Abbeygate Street, Bury St. Edmunds, IP33 1LB

Merrifields



Size: 1,147 - 2,406 Sq Ft

Located in the heart of Bury St Edmunds

Flexible period property accommodation

Space available from 1,147 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

The offices are located on the upper floors of a prominent and imposing town centre building in Abbeygate Street, Bury St Edmunds. The offices have a dedicated entrance on to the street.

The accommodation is arranged over the first and second floor of the building and accessed via a ground floor entrance lobby with intercom access. The offices are split throughout multiple rooms, a number of which are interconnecting and overlook Abbeygate Street. The specification includes, CAT II lighting, gas fired heating, carpeting, kitchenette and WC facilities.

Accommodation

The property has been measured to produce the following approximate NIAs:

First Floor	116.96 Sq M	1,259 Sq Ft
Second Floor	106.56 Sq M	1,147 Sq Ft
Total	106.56 - 223.52 Sq M	1,147 - 2,406 Sq Ft



Availability

The offices are available TO LET as a whole or in part from July 2025 on new lease terms to be agreed.

Rent

First Floor: £15,750 per annum exclusive.
Second Floor: £14,250 per annum exclusive.
As a whole: £30,000 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 values are:
First Floor - £16,250 (2023) / Second Floor - £11,000 (2023)
Small business rates relief may be available.

Service Charge

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

Costs

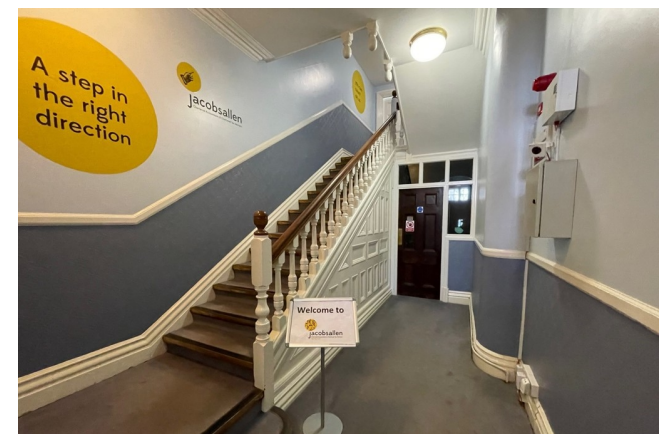
Each party will bear their own legal costs but the incoming tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises have most recently been used as an office. The premises would be suitable for various professional and business services uses within Class E of the use classes order.

EPC

The EPC rating is E (110).



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Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

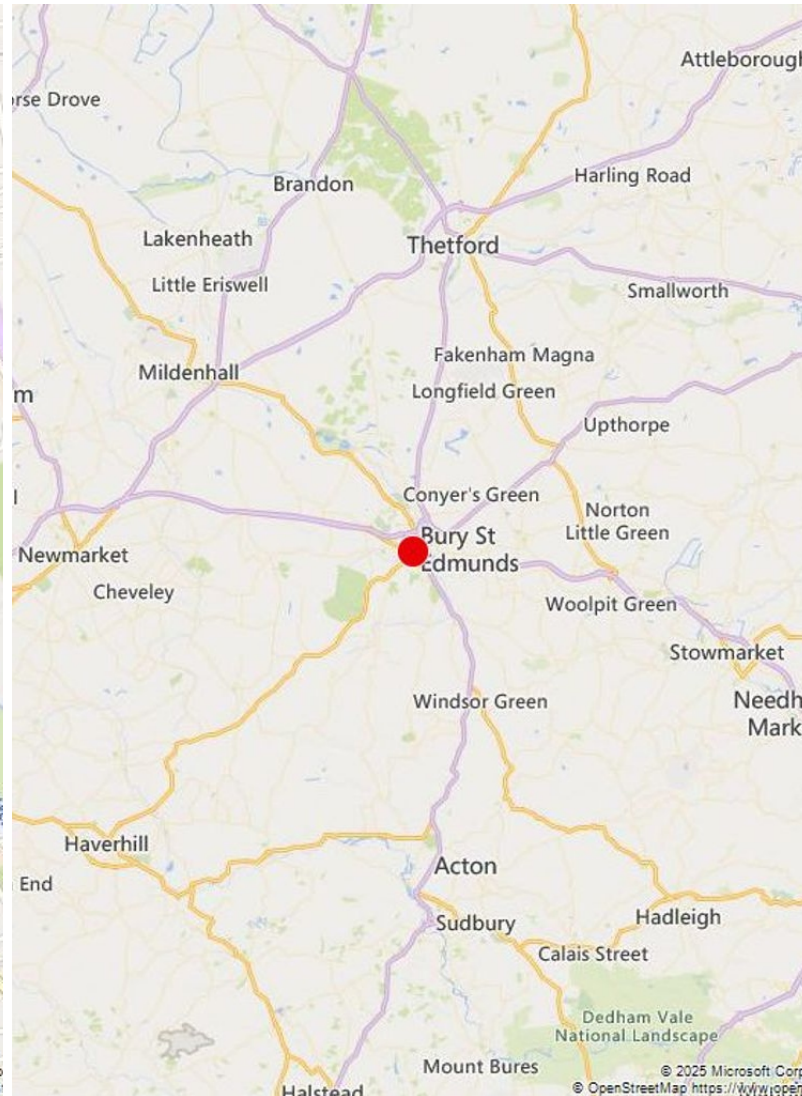
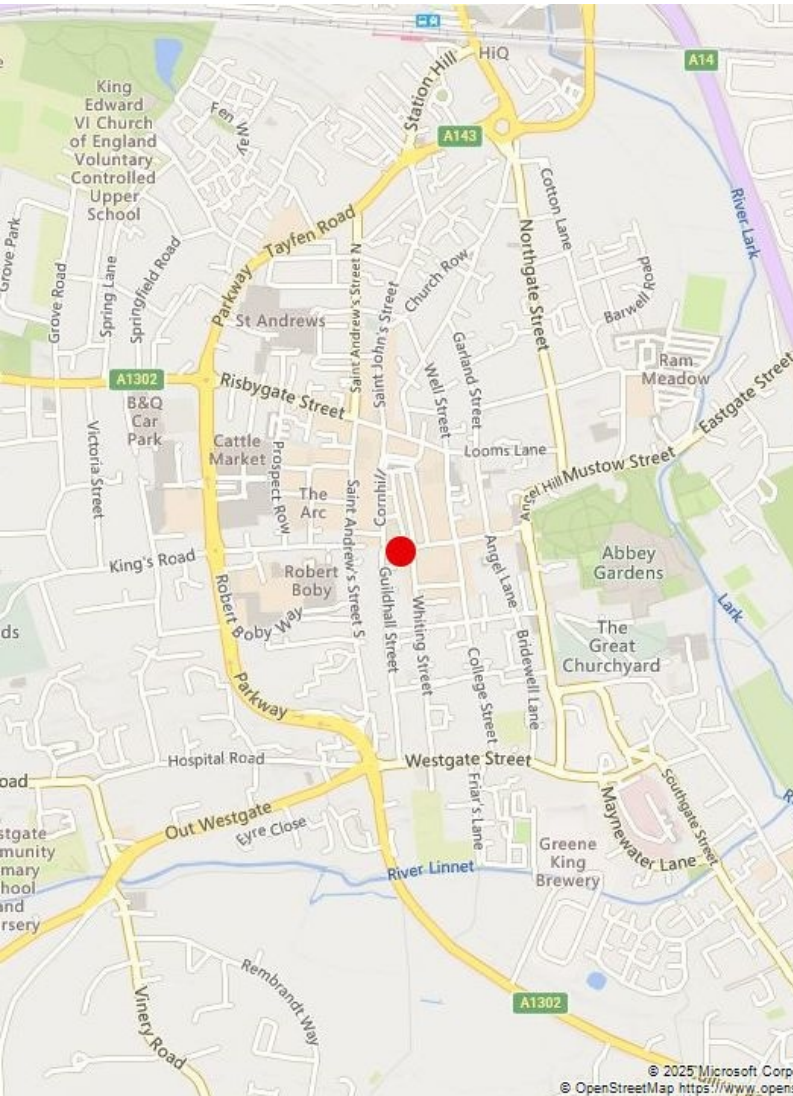
Max Ellis

01284 700700

max@merrifields.co.uk

REF: A000828 / 01.07.25

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