

High Specification First Floor Office - To Let

9A Park Way Elm Farm Park, Thurston, Bury St. Edmunds, Suffolk, IP31 1TB

Merrifields



Size: 817 Sq Ft

Good quality open plan business space


Located in a tranquil Countryside setting


Within 3 miles of the A14

Suitable for office and business service uses

Available immediately To Let on terms to be agreed

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

Description

Elm Farm Park is located in the village of Thurston, 8 miles east of Bury St Edmunds and approximately 3 miles from the A14 dual carriageway.

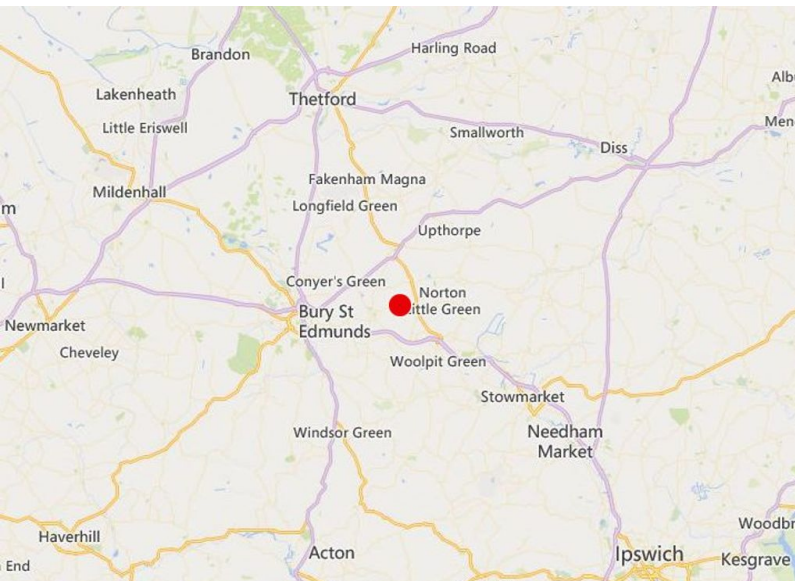
Unit 9A is a well equipped first floor office situated on phase II of the Park Way development on Elm Farm Park. The specification includes; Acoustic flooring, glazed elevations, door access control, WC and kitchenette facilities, carpeting, LED lighting and good on site parking provision.

Accommodation

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

Total	817 Sq Ft	75.9 Sq M
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What 3 Words: teardrop.traders.thundered



Availability

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

Rent

£11,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £10,000 (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 ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises are suitable for office and other business service uses within class E of the use classes STPP.

EPC

The EPC rating is B (31).

Viewing & Further Information

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