

## 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.

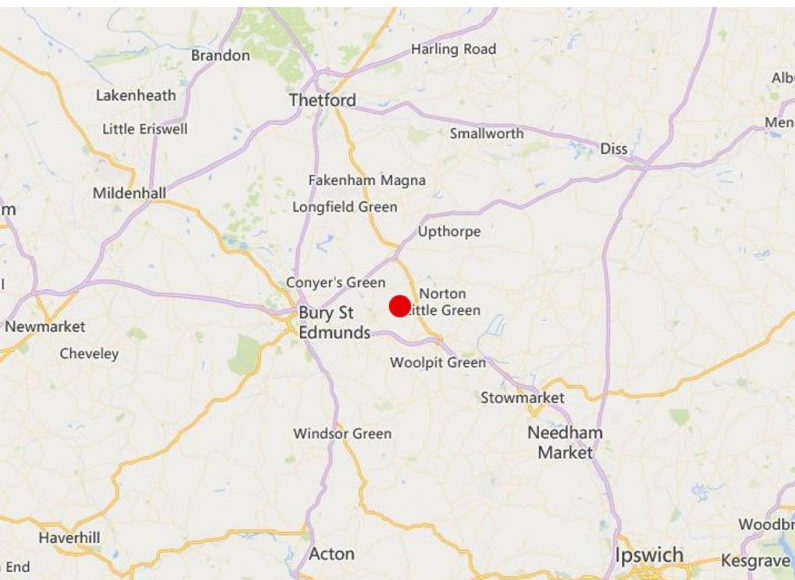
Unit 9A is a well equipped first floor office situated on phase II of the Park Way development on Elm Farm Park. The specification includes; Acoustic flooring, glazed elevations, door access control, WC and kitchenette facilities, carpeting, LED lighting and good on site parking provision.

## 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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REF: A000813 / 06.06.25

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