

Modern Office/Business Unit - TO LET

11 Brunel Business Court Eastern Way, Bury St. Edmunds, Suffolk, IP32 7AB

Merrifields



Size: 1,245 Sq Ft

Located on the Eastern Way Employment Area


Suitable for E uses (STPP)


4 car parking spaces

Suitable for pension fund holdings

Available FOR SALE on terms to be agreed

 01284 700 700

 info@merrifields.co.uk

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

Description

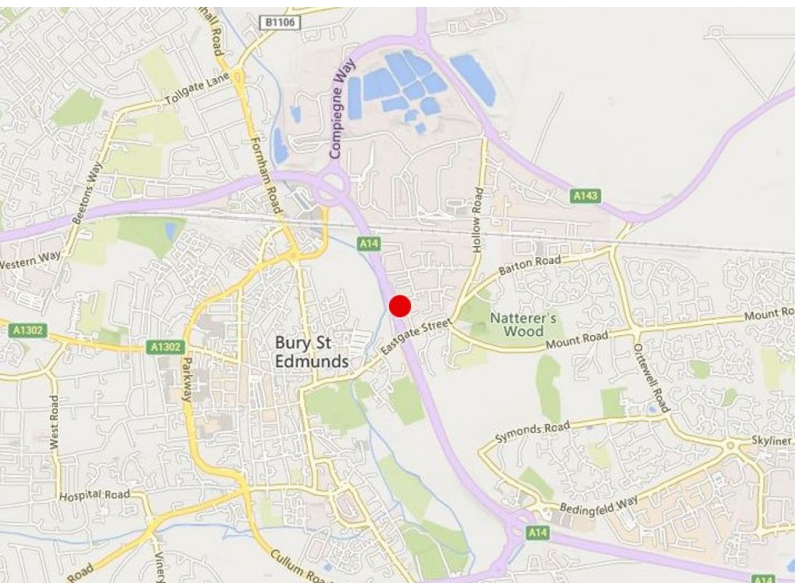
The property is located on Brunel Business Court, a modern Business Park located on the Eastern Way employment area to the East of Bury St Edmunds town centre. The business park can be access on foot from Eastgate Street making it accessible from the town centre.

The unit is of steel portal frame construction with internal block work and external brick work/cladded elevations under a pitched insulated roof. The accommodation includes both ground and first floor office space with ancillary kitchenette and WC facilities. The specification includes CAT II lighting, suspended ceiling, carpeting and air cooling and heating. Externally the unit benefits from 4 car parking spaces.

Accommodation

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

Total	1,245 Sq Ft	115.66 Sq M
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Availability

The property is available FOR SALE freehold immediately.

Price

£295,000 exclusive.

VAT

The property is opted for VAT.

Business Rates

The rateable value is £16,500 (2023).

Service Charge

The tenant will be responsible for a fair and reasonable proportion of an estate recharge for maintenance and repair of the common areas of the estate.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises has consent to be used as an office within an E use class under application number SE/11/0305. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is to be confirmed.

Viewing & Further Information

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