

Single Storey Open Plan Office - TO LET

The Slate Barn, Manor Farm, Great Barton, Bury St Edmunds, IP31 2QR

Merrifields



Size: 2,067 Sq Ft

Grade II* listed with good specification finish


Open plan office with original features


Air cooling & heating and ample parking

Located within 4 miles of Bury St Edmunds

Available TO LET now on terms to be agreed

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 www.merrifields.co.uk

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

Description

This good quality open plan office within a barn conversion is located on the Manor Farm Estate within Great Barton, 4 miles from Bury St Edmunds town centre. The office is located a short distance off the A143 on Church Road. Situated in the Suffolk countryside, the premises is well suited for its links to the A14 and the rest of Suffolk.

The building is Grade II* listed and benefits from exposed original features including stone & brick walls and wooden beams. The office has been fitted out to meet modern office specifications including; air cooling and heating, ample parking, an abundance of natural light, carpeting, IT ports, kitchen, WC and accessible WC.

Other tenants on the estate include; WS Training, EJ Parker, Elan Civil Engineering, KPSK, M.C. Integ and Residentially.

Accommodation

The property has been measured to produce the following approximate NIA(s):

Total	192.02 Sq M	2,067 Sq Ft
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The unit is accessed via a common lobby for the thatched barn and slate barn. Tenants enter directly into the main open plan office with two meeting rooms, a kitchen and two WCs.



Availability

The property is available TO LET on new lease terms to be agreed and subject to the surrender of an existing lease and sub division.

Rent

£30,000 per annum exclusive.

VAT

The property is opted for VAT.

Business Rates

The rateable value is to be reassessed following sub division.

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 has most recently been used as an office. Planning permission was granted for office accomcation within Class B1, the planning application number is SE/07/1075. Class B1 now falls with Class E.

EPC

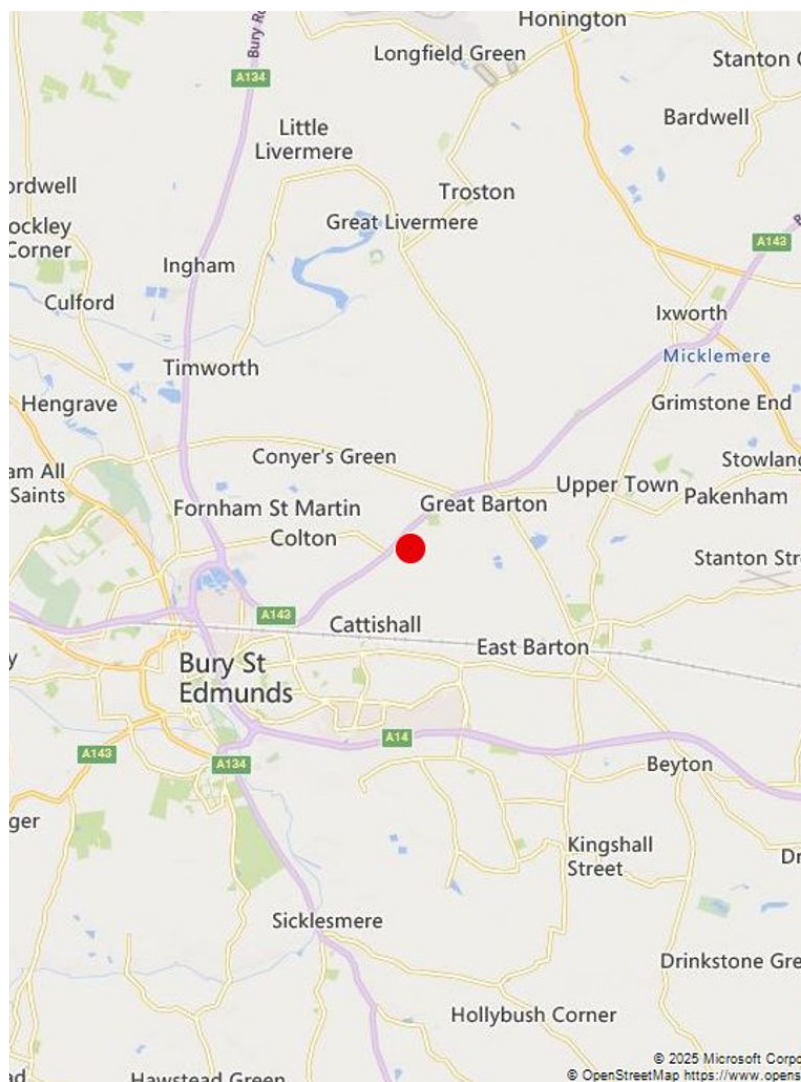
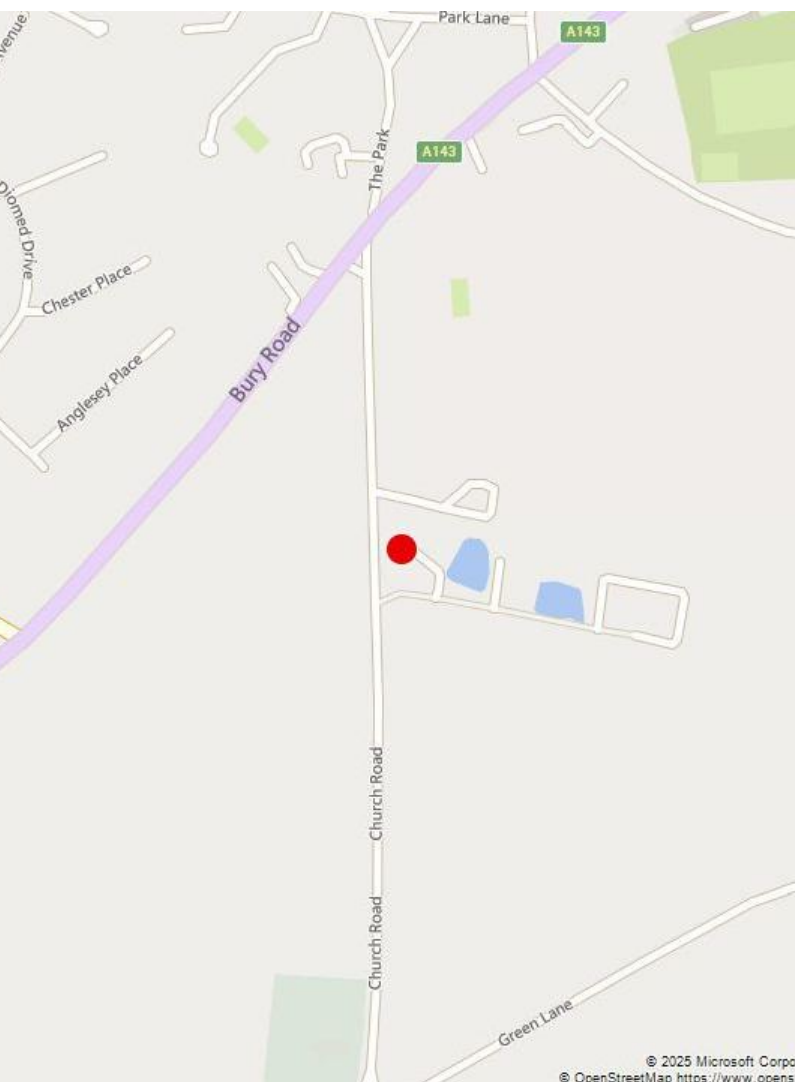
The EPC rating is B (38).



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Viewing & Further Information

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REF: A000819 / 27.08.25

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