

Town Centre Office - To Let

1b/2 Manchester House, Northgate Street, Bury St Edmunds, Suffolk, IP33 1HP

Merrifields



Size: 421 Sq Ft

Located in central Bury St Edmunds


Suitable for office and professional services uses


Benefits from communal and private entrances

Secure gated parking subject to separate licence

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

Manchester House is an imposing multi-occupied period office building located on the edge of Bury St Edmunds town centre.

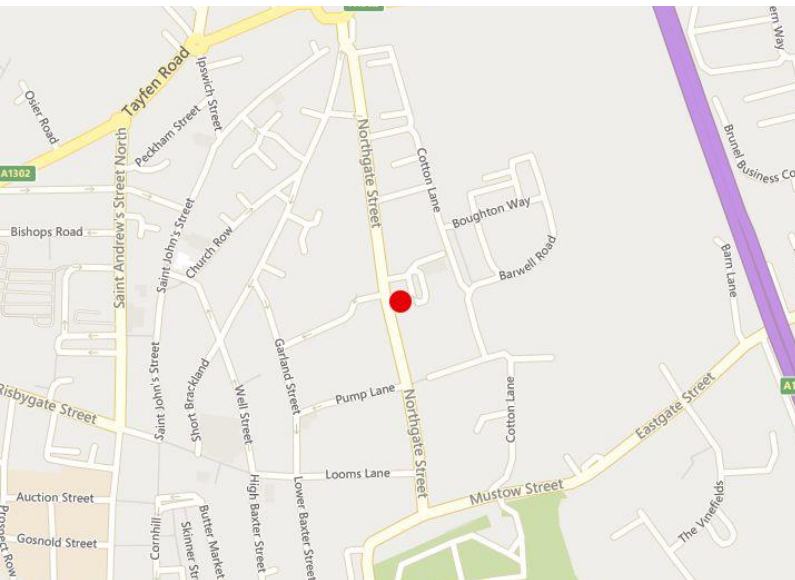
Suites 1b/2 are located on the ground floor and benefit from its own entrance from the private car park as well as access through the common areas. The general specification of the offices include, carpeting, data points and CAT II lighting.

The building has been well maintained and is popular with small businesses looking for well presented town centre offices. Parking may be available by separate licence and subject to availability.

Accommodation

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

Total	421 Sq Ft	39.11 Sq M
-------	-----------	------------



Availability

The property is available TO LET from 1st February 2026 on terms to be agreed.

Rent

£545 per month.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £5,300 (2023).
Small business rates relief may be available.

Service Charge

The service charge is £245pcm.

Costs

The incoming tenant will pay £300 towards the landlord's legal costs.

Use & Planning

The property has an established office use.

EPC

The EPC rating is E (117).

Viewing & Further Information

Anaya John-Baptiste

01284 700700

anaya@merrifields.co.uk

Jack Hastings

01284 700700

jack@merrifields.co.uk

REF: A000841 / 19.05.26

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.