

Town Centre Office - TO LET

8 Manchester House 113 Northgate Street, Bury St Edmunds, Suffolk, IP33 1HP

Merrifields



Size: 428 Sq Ft

Located in central Bury St Edmunds

Suitable for office and professional services uses

Flexible lease terms considered

Parking available subject to separate licence

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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

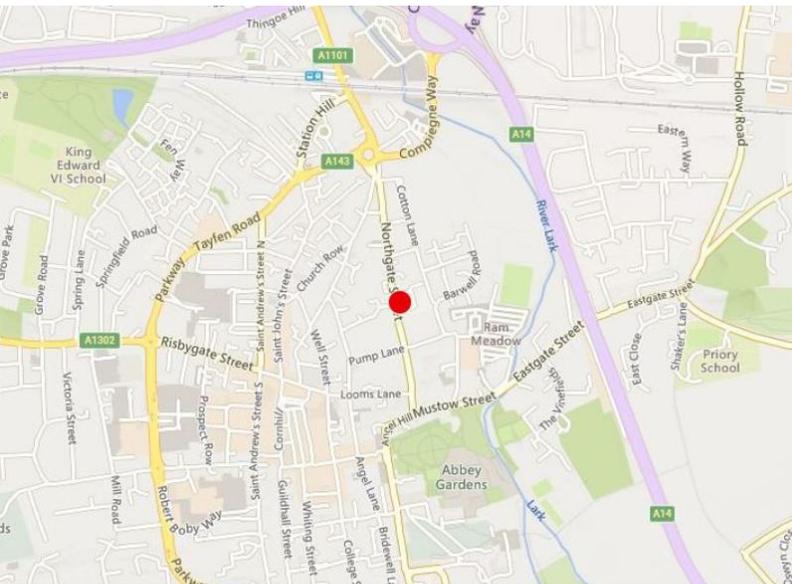
Suite 8 is on the first floor and available on a new lease on terms to be agreed, subject to a surrender of an existing lease.

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	428 Sq Ft	39.76 Sq M
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Availability

The property is available TO LET from Spring 2026.

Rent

£765 per month inclusive.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £5,500 from April 2026. Small business rates relief may be available.

Service Charge

The service charge and buildings insurance costs are included within the rent.

Costs

The tenant will contribute £300 towards the Landlord's costs of preparing the Lease documents.

Use & Planning

The premises has established office use.

EPC

The EPC is E (117).

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Viewing & Further Information

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