

## Modern Town Centre Offices - TO LET

Second Floor Office, 3 Whiting Street, Bury St. Edmunds, Suffolk, IP33 1NX

# Merrifields



**Size: 1,271 - 2,353 Sq Ft**

Located in Bury St Edmunds town centre

Flexible open plan accommodation

Space available from 1,271 - 2,353 sq ft

Suitable for office and E use classes (STPP)

Available TO LET on terms to be agreed



## Description

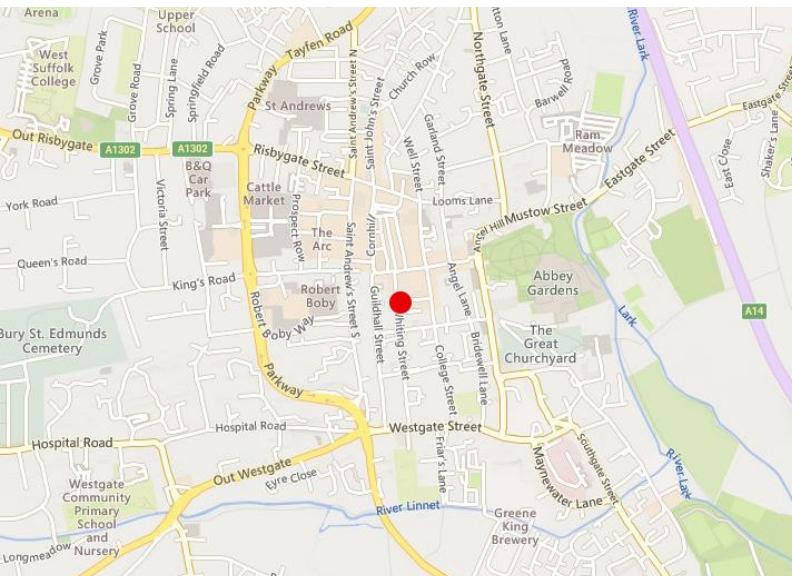
3 Whiting Street is a well presented mixed use retail and office building located in the heart of Bury St Edmunds adjacent to the prime retail core of the town and within close proximity of the town's services, car parks and transport routes.

The office is accessed via a shared ground floor entrance lobby with intercom access. The office currently provides flexible open plan accommodation and includes a suspended ceiling with inset lighting, carpeting and perimeter trunking, WC and kitchenette facilities.

## Accommodation

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

Second Floor (A)	1,271 Sq Ft	118.08 Sq M
Total	1,271 - 2,353 Sq Ft	118.08 - 218.59 Sq M



## Availability

The property is available TO LET immediately on terms to be agreed.

## Rent

Second Floor (A): £15,000 per annum exclusive.  
Second Floor (B): £10,000 per annum exclusive.  
As a Whole: £25,000 per annum exclusive.

## VAT

The premises are not opted for VAT.

## Business Rates

The rateable value is £41,000 (2023).  
The rates will be reassessed on subdivision of the offices.

## 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 have most recently been used as an office within an E (g) (i) use class. Interested parties should make their own enquiries to the local planning authority for their proposed use.

## EPC

The EPC rating is to be confirmed.

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## Viewing & Further Information

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