

## Modern Town Centre Offices - TO LET

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

# Merrifields



Size: 1,082 Sq Ft

Located in Bury St Edmunds town centre

Flexible accommodation of modular arrangement

1,082 sq ft of office space available

Suitable for office and E use classes (STPP)

Available TO LET on terms to be agreed



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

## Description

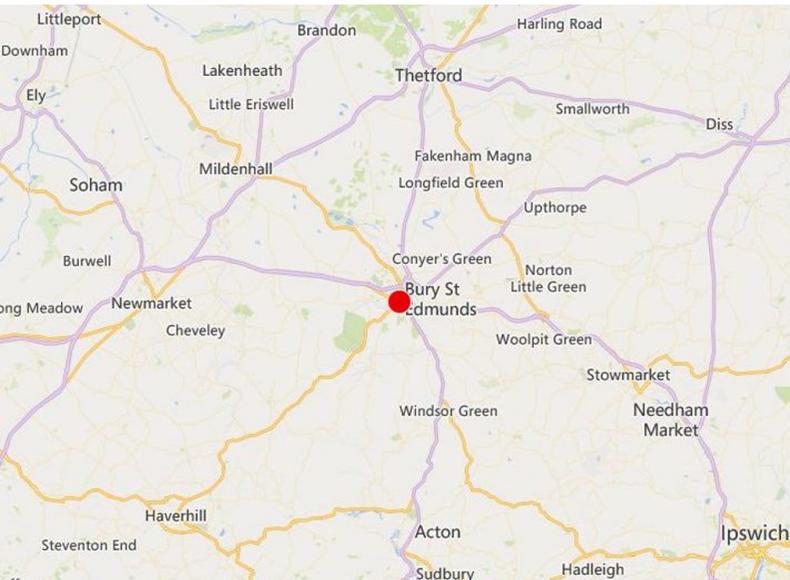
3 Whiting Street is a well presented mixed use retail and office building located in the heart of Bury St Edmunds adjacent to the prime retail core of the town and within close proximity of the town's services, car parks and transport routes.

The office is accessed via a shared ground floor entrance lobby. The office currently provides flexible accommodation, with four connected separate offices. Having been recently refurbished, the unit offers new carpeting, CAT II lighting, spot lighting and heating and cooling wall units in each office.

## Accommodation

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

Total	1,082 Sq Ft	100.52 Sq M
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## Availability

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

## Rent

£10,000 per annum exclusive.

## VAT

The premises are not opted for VAT.

## Business Rates

The rateable value for the first and second floor of 3 Whiting Street 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.

## Viewing & Further Information

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