

New Build Office Units - To Let

Park House, Elm Farm Park, Great Green, Thurston, Bury St Edmunds, Suffolk, IP31 3TB

Merrifields



Size: 657 - 1,314 Sq Ft

High quality flexible office space


Finished to a shell specification

Available TO LET on terms to be agreed

Located in a peaceful countryside setting

Shared WC and kitchen facilities



 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

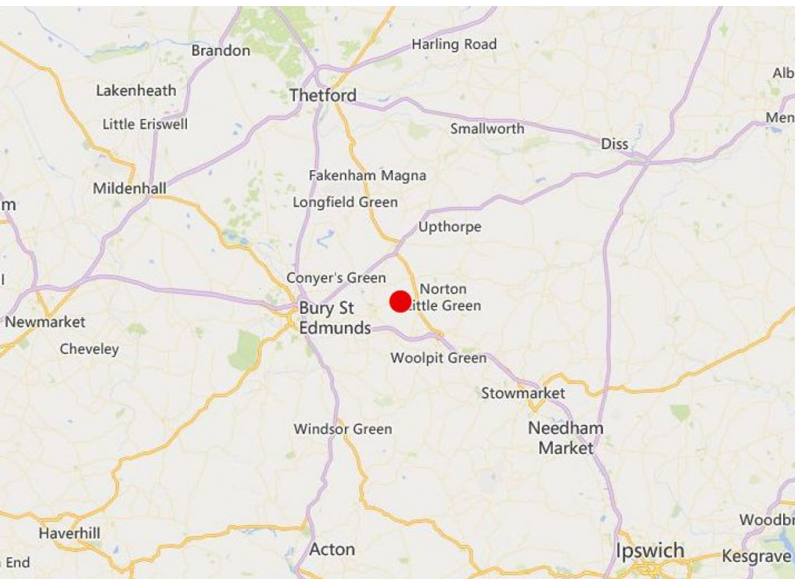
Elm Farm Park is located in the village of Thurston, 8 miles east of Bury St Edmunds and approximately 3 miles from the A14 dual carriageway.

Park House is situated on phase III of the Park Way development at Elm Farm Park, offering a countryside setting. The first floor accommodation offers two office units in shell specification, with wall mounted heating and cooling, concrete flooring, double glazing with tinted glass and provision for trunking. The first floor also offers 2 WC's and a kitchenette and excellent onsite parking provisions.

Accommodation

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

Unit 14	657 Sq Ft	61.04 Sq M
Unit 15	657 Sq Ft	61.04 Sq M
Total	657 - 1,314 Sq Ft	61.04 - 122.07 Sq M



Availability

The units are available TO LET immediately on terms to be agreed

Rent

Unit 14: £11,000 per annum exclusive.
Unit 15: £11,000 per annum exclusive.
As a Whole: £22,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable values are to be assessed.
Small business rates relief may be available.

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 are suitable for offices and uses within class E of the use classes STPP.

EPC

The EPC rating is A (19)

Merrifields

Viewing & Further Information

Anaya John-Baptiste

01284 700700

anaya@merrifields.co.uk

Jack Hastings

01284 700700

jack@merrifields.co.uk

REF: A000910 / 14.04.26

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.