

## Town Centre Office - TO LET

1 The Old Wool Warehouse St. Andrews Street South, Bury St. Edmunds, Suffolk, IP33 3PH

# Merrifields



Size: 610 Sq Ft

Centrally located in Bury St Edmunds


Open plan office suites


Car parking available by way of separate licence

Flexible and long leases considered

Available TO LET on terms to be agreed.

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

## Description

The Old Wool Warehouse is located on the edge of Bury St Edmunds town centre. The building was converted to provide independent office suites and benefits from car parking which is subject to a separate licence and availability.

Units 1 is located on the lower ground floor of the building. The office benefits from independent electric metering, carpeting, CAT II lighting, sink/tea point and shared W.C facilities.

## Accommodation

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

Total	610 Sq Ft	56.67 Sq M
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## Availability

The suite is available from June 2026 on terms to be agreed.

## Rent

£380 per month.

## VAT

The premises are not opted for VAT.

## Business Rates

The rateable value is £6,000 (2026)..  
Small business rate relief may be available.

## Service Charge

The service charge is £225pcm.

## 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 (111).

## Viewing & Further Information

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