

Flexible business space - Available To Let Immediately

7 Baxter Court High Baxter Street, Bury St Edmunds, Suffolk, IP33 1ES

Merrifields



Size: 445 Sq Ft

Located off Abbeygate Street - Town centre

Attractive mews style office/retail complex

To interconnecting offices providing 455 sq ft (NIA)

Suitable for office or professional services uses

Flexible terms and fixed-term leases available

Description

Baxter Court is a town centre mews style office/retail complex in a secure environment behind Dipples Jewellers on Abbeygate Street. Occupiers within the building include recruitment consultants, property managers, a barber shop and an artisan craft maker.

Office 7 is accessed via a communal entrance off High Baxter Street and situated on the second floor of the building. The office is arranged over two rooms and benefits from original sash windows, carpeting, LED and spot lighting, electric heating and shared WCs.

Flexible leasing options are available to accommodate a variety of business requirements, whether occupiers are seeking shorter-term arrangements or a more permanent base. The property is able to support businesses at different stages of their growth and would welcome discussions regarding incentives for tenants able to commit to longer lease terms, helping to create an established business community within Baxter Court.

Accommodation

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

Total	41.34 Sq M	445 Sq Ft
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Availability

The offices are available TO LET immediately on flexible lease terms to be agreed.

Rent

£340 per month exclusive.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £4,750 (2026). 100% Small business rate relief is available.

Service Charge

The current service charge budget reflects a monthly cost of £185.

Costs

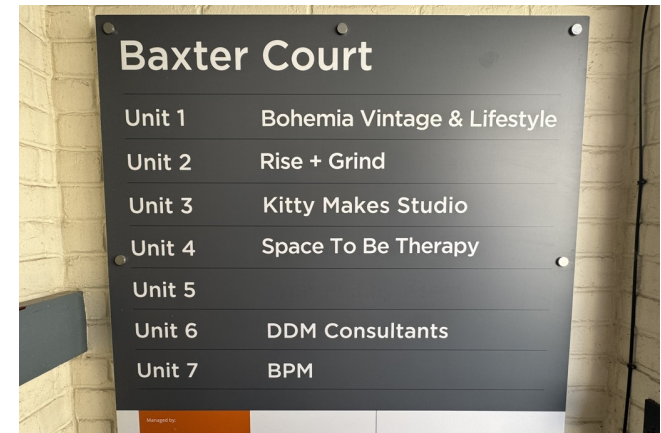
Each party will bear their own legal costs.

Use & Planning

The premises have most recently been used as an Office under an E (g) (i) use class - alternative uses within E-class may be suitable.

EPC

The EPC rating is D (84).



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