

Modern Office Unit - TO LET

Unit 11 Manor Park Church Road, Great Barton, Bury St. Edmunds, IP31 2QR

Merrifields



Size: 1,072 Sq Ft

Self contained office with ample parking

Ground and first floor accommodation

Connected meeting rooms on first floor

Close to Bury St Edmunds with good A14 access

Office available immediately on terms to be agreed



 01284 700 700

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 www.merrifields.co.uk

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

Description

Manor Park is located in a superb rural setting overlooking paddocks and farmland in Great Barton. The Business Park has excellent access to the A143 and is within 2 miles of Bury St Edmunds and 2.7 miles of Junction 45 of the A14.

The self-contained office has been used as an office on the ground floor with meeting rooms on the first floor. The unit includes; WC, kitchenette, gas central heating, velux style windows, glass partition and perimeter trunking.

Other tenants on the estate include; WS Training, EJ Parker, Elan Civil Engineering, KPSK, M.C. Integ and Residentially.

Accommodation

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

Ground Floor	59.64 Sq M	642 Sq Ft
First Floor	39.95 Sq M	430 Sq Ft
Total	99.59 Sq M	1,072 Sq Ft



Availability

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

Rent

£12,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £14,500 (2023).

Service Charge

The tenant will reimburse the landlord a fair and reasonable proportion of the service charge.

The service charge costs for 01/01/2025 to 31/12/2025 are £1,554.92.

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 office use within an E use class.

EPC

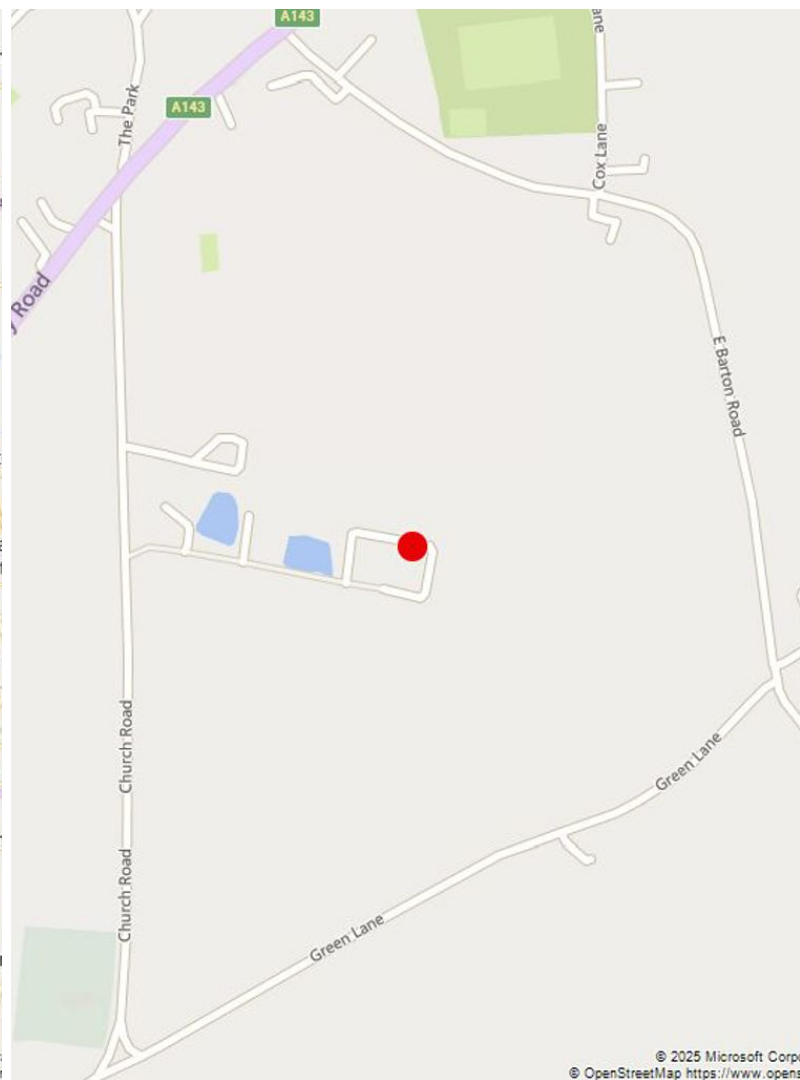
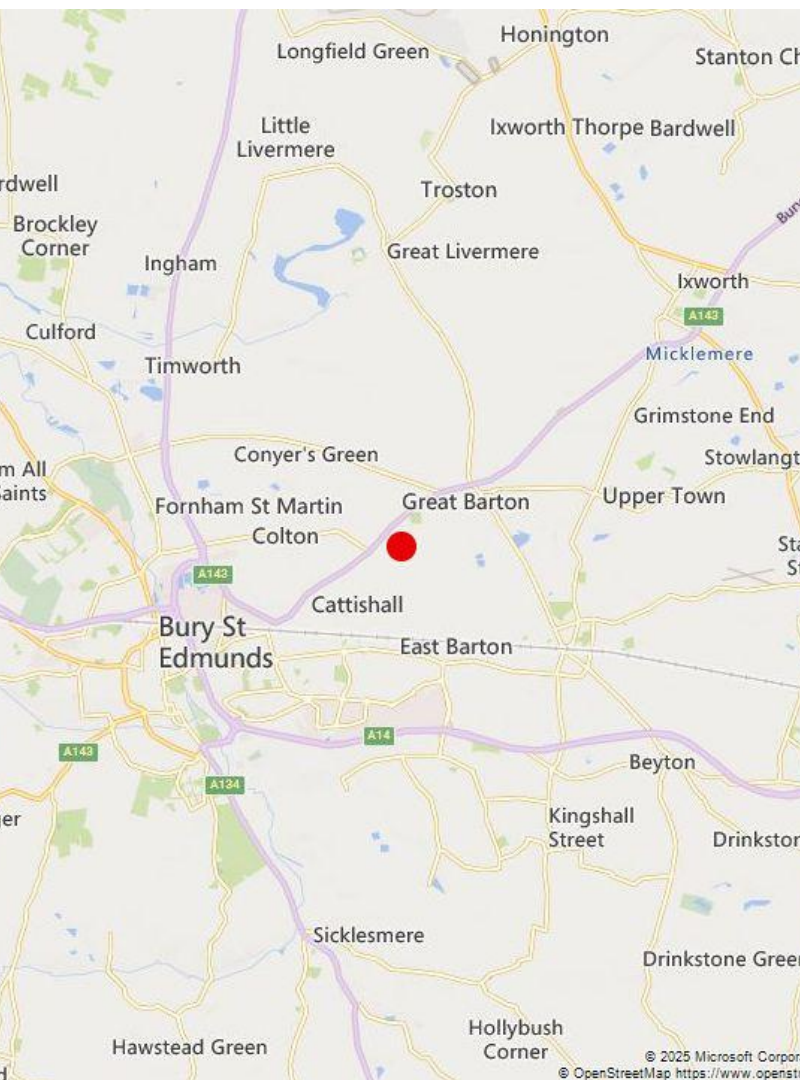
The EPC rating is B (47).



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Viewing & Further Information

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REF: A000790 / 10.10.25

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