

Edge of Town Offices with ample parking - TO LET

Suite 4 1 Northern Way, Bury St Edmunds, Suffolk, IP32 6NH

Merrifields



Size: 1,832 Sq Ft

Located on Northern Way Industrial Estate

Recently refurbished and stylized interior


Ample on site car parking


Good access to the A14

Available For LET immediately



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

Description

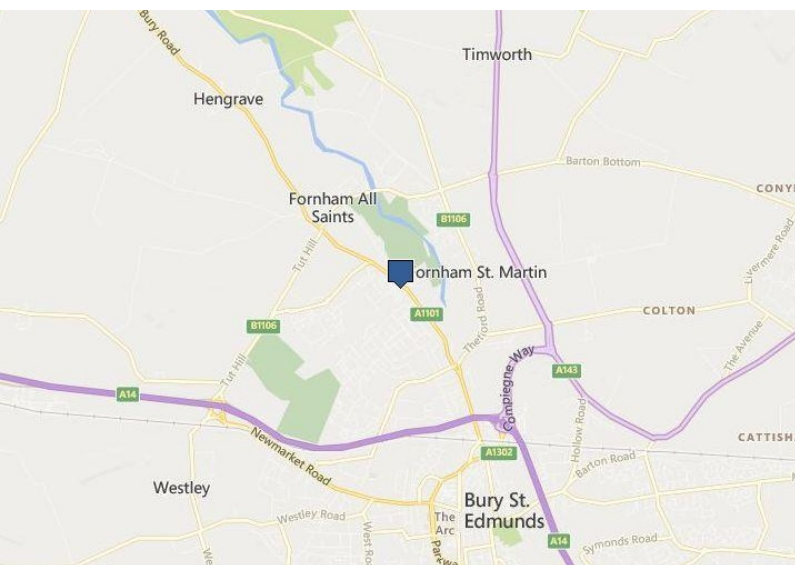
The offices are located on Northern Way Industrial Estate off Mildenhall Road, close to the new Marham Park Residential development and with easy access to the A14. The offices are located on the first floor of the multi-occupied building with passenger lift access.

The offices have recently been refurbished and provide good quality well lit office space with air cooling, exclusive meeting rooms, break-out space and ample on site car parking.

Accommodation

The property has been measured to produce the following Approximate dimensions and NIAs:

Total	1,832 Sq Ft	170.19 Sq M
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Availability

The property is available TO LET immediately on terms to be agreed and subject to surrender of the existing lease.

Rent

£18,000 per annum exclusive

VAT

The property is opted for VAT.

Business Rates

The offices and parking spaces have various rateable values. Please contact the office for more information.

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 for office use within an E use class. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is C (74)

Merrifields

Viewing & Further Information

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