

## Town Centre Offices - To Let

1b/2 Manchester House, Northgate Street, Bury St Edmunds, Suffolk, IP33 1HP

# Merrifields



Size: 243 - 442 Sq Ft

Located in central Bury St Edmunds


Self-contained office suites


Inclusive rents available

Secure gated parking subject to separate licence

Available To Let on terms to be agreed

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

## Description

Manchester House is an imposing multi-occupied period office building located on the edge of Bury St Edmunds town centre.

Suites 1b/2 and 9/10 are located on the ground floor. Suite 1b/2 benefits from its own entrance from the private car park as well as access through the common areas. Suites 13, 16/17 are on the first floor of the building. The general specification of the offices include, carpeting, data points and CAT II lighting.

The building has been well maintained and is popular with small businesses looking for well presented town centre offices. Parking may be available by separate licence and subject to availability.

## Accommodation

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

Total	22.57 - 41.06 Sq M	243 - 442 Sq Ft
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Suite 1b/2 - 39.14 sq m (421 sq ft)

Suite 9/10 - 41.04 sq m (442 sq ft)

Suite 13 - 22.54 sq m (243 sq ft)

Suite 16/17 - 28.21 sq m (304 sq ft)





## Availability

The suites are available to lease on terms to be agreed with inclusive rents available which include service charges and insurance. Tenants will be responsible for their own electricity usage, telecoms and business rates.

## Rent

Suite 1b/2 - £773 pcm  
Suite 9/10 - £812 pcm  
Suite 13 - £445 pcm  
Suite 16/17 - £560 pcm

## VAT

The premises are not opted for VAT.

## Business Rates

The Rateable Values are: Suite 1b/2 £5,500; Suite 9/10 £5,600;  
Suite 13 £3,450; Suite 16 £3,100; Suite 17 £1,500  
100% Small business rate relief may be available.

## Costs

The incoming tenant will pay £300 towards the landlord's legal costs.

## Use & Planning

The property has an established office use.

The property is Grade II\* Listed.

## EPC

The EPC rating is E (117).



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## Viewing & Further Information

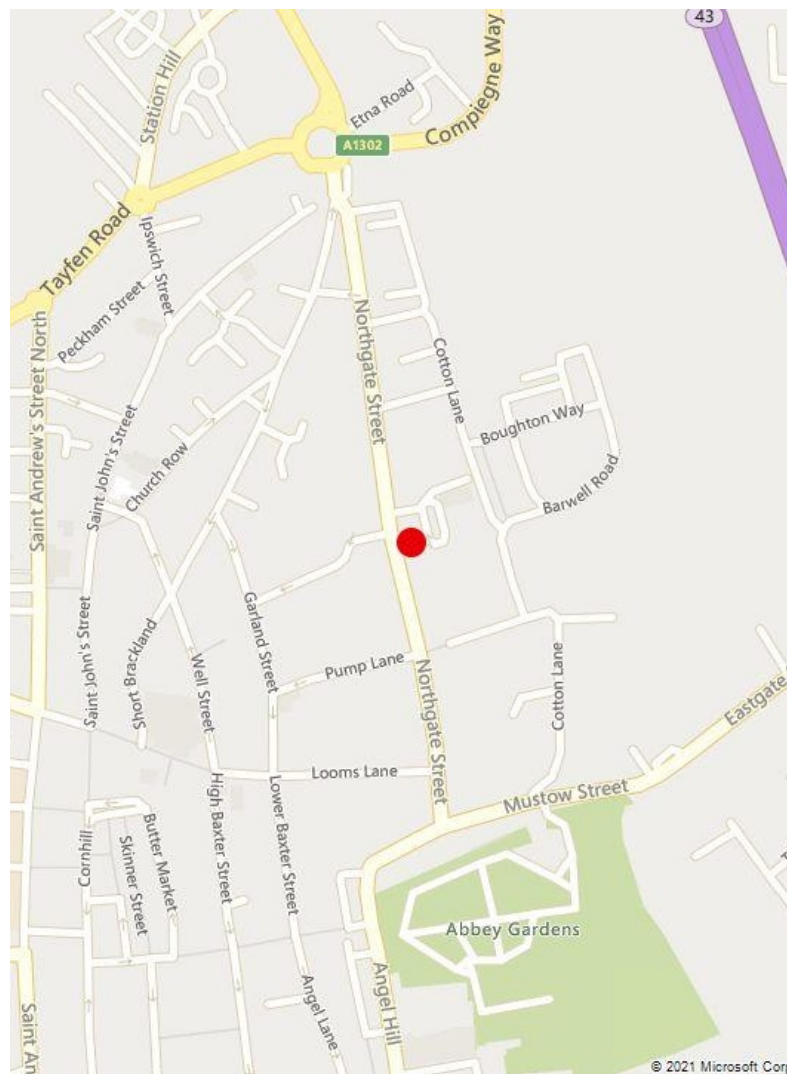
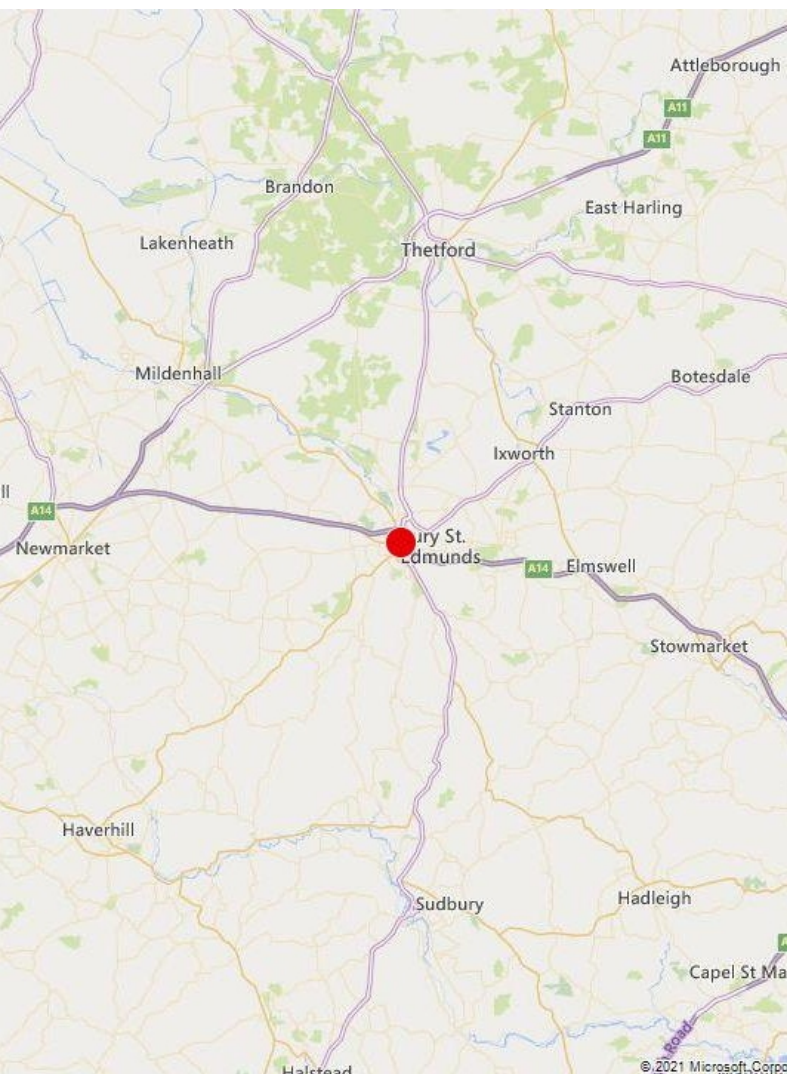
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REF: A0391 / 10.08.21

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