

## Town Centre Offices - To Let

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

# Merrifields



Size: 450 - 665 Sq Ft

Centrally located in Bury St Edmunds


Open plan office suites


Space available from 450 sq ft

Flexible and long lease terms considered

Car parking may be available by way of separate licence

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

## Description

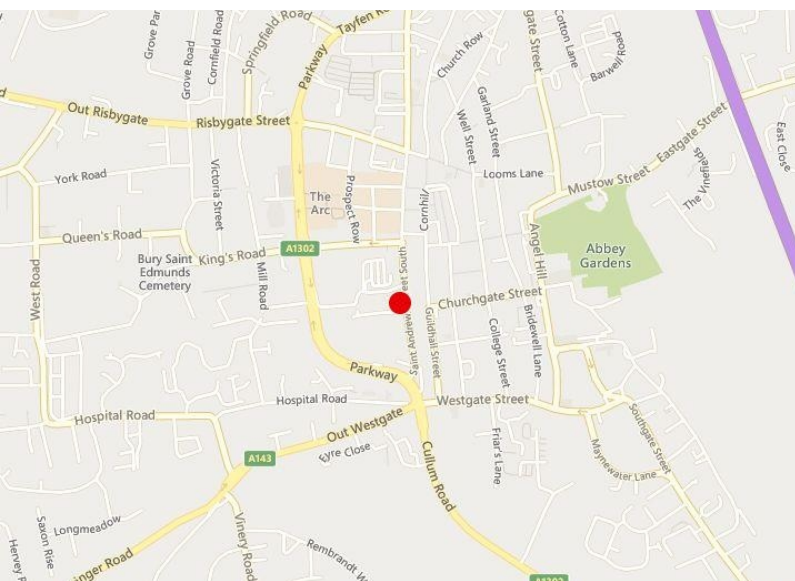
The Old Wool Warehouse is located on the edge of Bury St Edmunds town centre. The building was converted to provide independent office suites and further benefits from car parking - subject to a separate licence and availability.

Unit 1 is on the lower ground floor measuring approximately 573 sq ft. Unit 5&6 is on the first floor and is split between two rooms and measures approximately 665 sq ft. Unit 10 is an L shaped office on the upper ground floor and is approximately 450 sq ft. The offices benefit from carpeting, CAT II Lighting, independent metering, tea points and shared W.C facilities.

## Accommodation

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

Total	450 - 665 Sq Ft	41.8 - 61.78 Sq M
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## Availability

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

## Rent

Suite 1 - £565 pcm  
Suite 5&6 - £665 pcm  
Suite 10 - £530 pcm

## VAT

The premises are not opted for VAT.

## Business Rates

The Rateable Values are: Suite 1 - £5,200, Suite 5&6 - £5,400 and Suite 10 - £4,450.  
Small business rate relief may be available.

## Service Charge

The service charge is included in the rent.

## 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 ratings for the offices fall within a D or E rating and are available on request from our office.

# Merrifields

## Viewing & Further Information

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REF: A5511 / 10.11.21

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