

Modern Office Unit - To Let

H2 Risby Business Park, Bury St Edmunds, IP28 6RD

Merrifields



Size: 1,340 Sq Ft

Located on Risby Business Park close to A14

Approximate NIA of 1,340 sq ft

Good office specification with 3 parking spaces

Suitable for office use

Available To Let 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 1RL

Description

Risby Business Park is modern Business unit development in an attractive tree lined setting just off the A14 at junction 41. Unit H2 is a fully fitted office, arranged in modular fashion over 2 floors and has the benefit of 2 x Kitchenettes, 2 x W.Cs, LED Lighting, Telecoms connectivity and LED Lighting.

Accommodation

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

Ground Floor	66.89 Sq M	720 Sq Ft
First Floor	57.6 Sq M	620 Sq Ft
Total	124.49 Sq M	1,340 Sq Ft



Availability

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

Rent

£17,500 per annum exclusive.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is £16,750 (2023).

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.

Use & Planning

The premises have most recently been used for office use within a E (g) (i) use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is B (28).



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Viewing & Further Information

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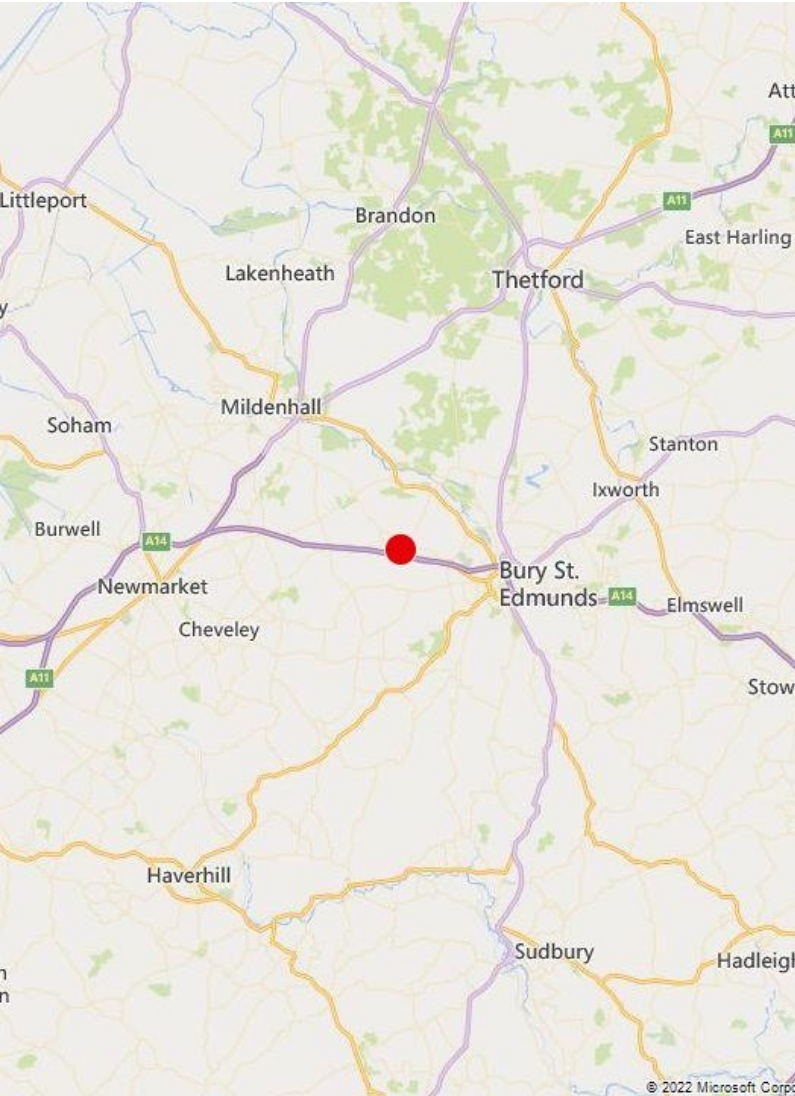
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