Modern Refurbished Office - To Let

St. Frances House Olding Road, Bury St. Edmunds, Suffolk, IP33 3TA

Merrifields





Size: 2,540 Sq Ft

- Superbly presented open plan office suite
- Located within 2 miles of the A14
- Office space has been substantially refurbished
- Eleven car parking spaces & garden
- EPC rating of A (15)

01284 700 700

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

Description

The office is located in Bury St Edmunds approximately 29 miles from Ipswich and 30 miles from Cambridge with excellent road links via the A14 arterial road. The office is situated on The Anderson Centre, an established office park located on the western side of the town centre.

The modern ground floor office benefits from a DDA compliant ground floor entrance. It is primarily open plan with partitioned office, meeting room, kitchen and WCs. Externally there is allocated parking plus use of some overflow parking spaces when available and a garden. The space has been substantially refurbished and benefits from; comfort cooling, coffee bar, window blinds, perimeter trunking, suspended ceilings and LED lighting.

The office has PV panels on the roof which provide low energy costs, good sustainability credentials and an EPC rating of A.

Accommodation

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

Total	235.97 Sq M	2,540 Sq Ft

The property benefits from demountable partitions and eleven car parking spaces.

The specification includes:
- air cooling/heating
- solar panels
- refurbished kitchen
- refurbished cloakrooms
- carpeting
- window blinds
- Level Access
- Kitchen and Breakout Space







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

Rent
£31,750 per annum exclusive.

VAT
The premises are opted for VAT.

Business Rates
The rateable value is £33,750 (2026).

Service Charge
The tenant will be responsible for a fair and reasonable proportion of the service charge, being a contribution to communal costs for the building.

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, business or other service use within Use class E of the use classes order. Planning was granted by Reference E/89/2272/P for the erection of 5 blocks of 2 storey offices (Class A2) and construction of access in 1989, the use now falls with Use Class E.

EPC
The EPC rating is A (15).





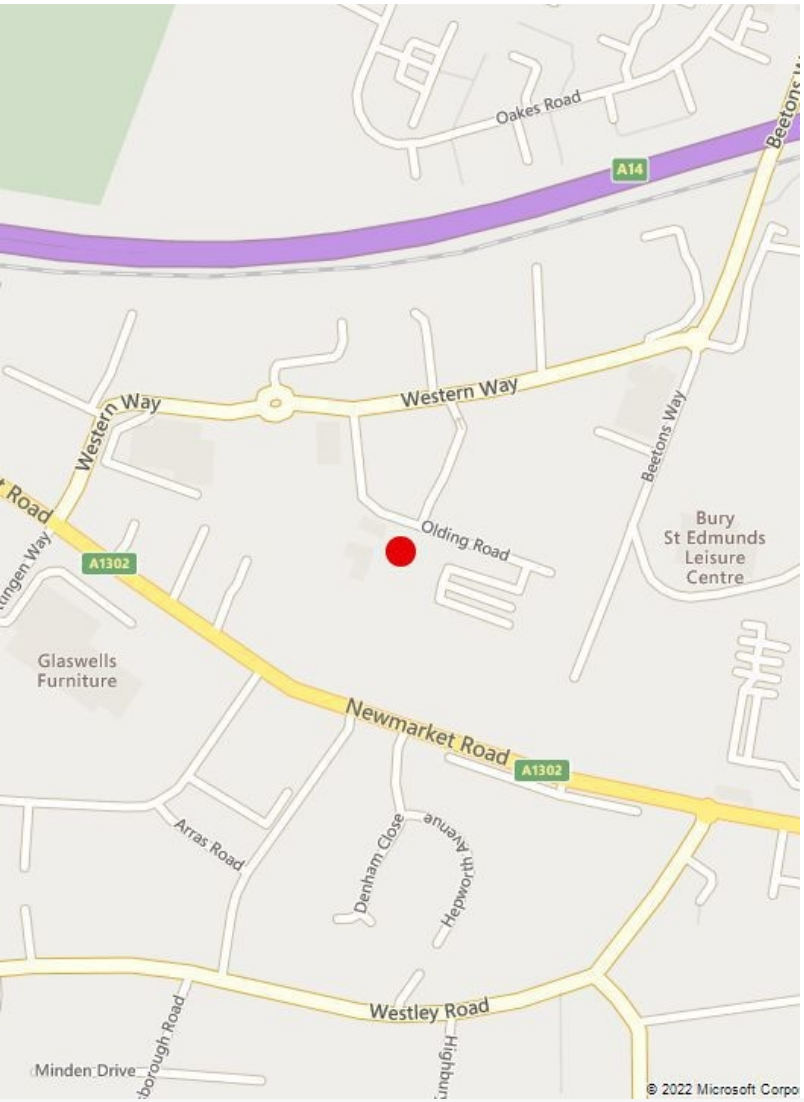


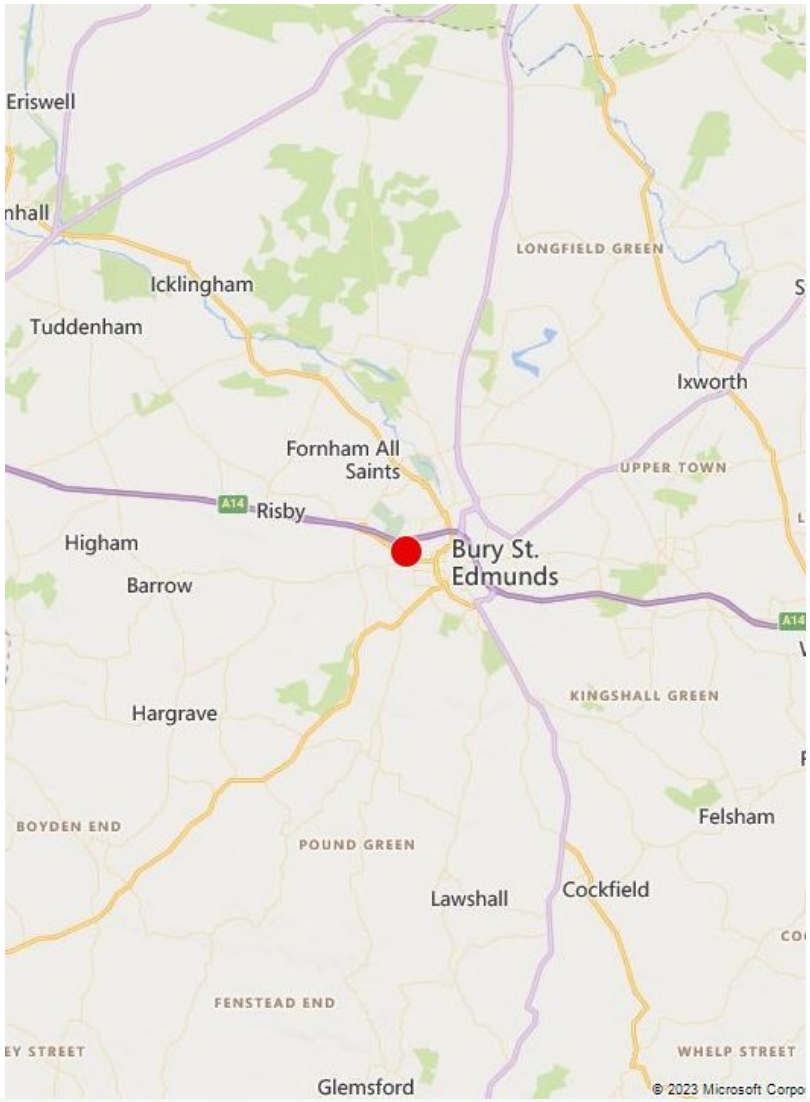
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Viewing & Further Information

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