

Well Equipped Offices - To Let

Opus House Elm Farm Park, Thurston, Bury St. Edmunds, Suffolk, IP31 3SH

Merrifields



Size: 265 Sq Ft

Good quality flexible office space

Located in a tranquil Countryside setting


Within 3 miles of the A14


Suitable for office use

Available immediately on a Standard Lease



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

Description

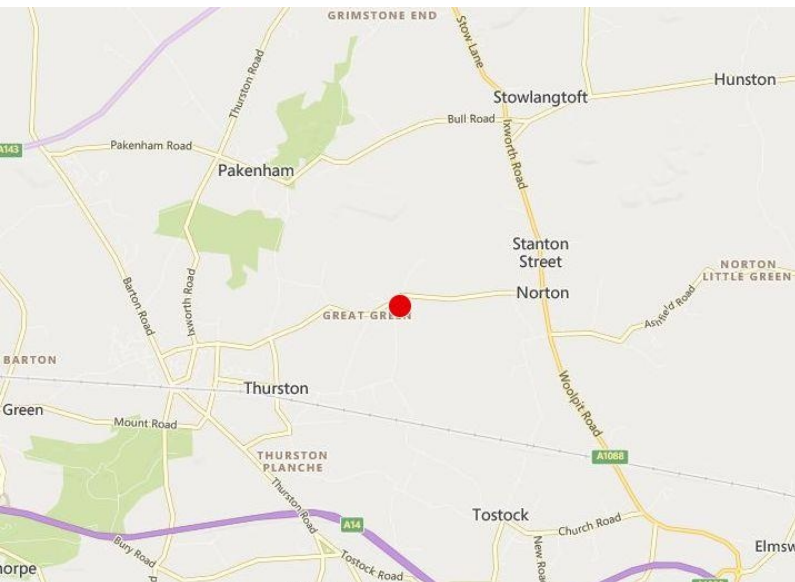
Elm Farm Park is located in the village of Thurston, 8 miles east of Bury St Edmunds and approximately 3 miles from the A14 dual carriageway. Opus House is situated on Elm Farm Park and provides flexible well equipped offices with good specification that includes; Cat II lighting, carpeting, intercom system shared WC and Kitchen facilities and good on site parking provision.

Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Unit 8	265 Sq Ft	24.62 Sq M
Total	265 Sq Ft	24.62 Sq M

What 3 Words: teardrop.traders.thundered



Availability

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

Rent

£267 per month exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable values is £2,450 (2023).
Small business rates relief may be available.

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 are suitable for office use within class E of the use classes.

EPC

The EPC rating is C (67).

Viewing & Further Information

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