

Characterful Town Centre Offices with dedicated parking - To Let

Regent House Northgate Street Business Park, Bury St Edmunds, Suffolk, IP33 1HP

Merrifields



Size: 652 Sq Ft

Prestigious Offices in Bury St Edmunds

Converted offices with original features


On site dedicated parking spaces


Self-contained space with WC's and Kitchen

Available To Let on terms to be agreed



 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

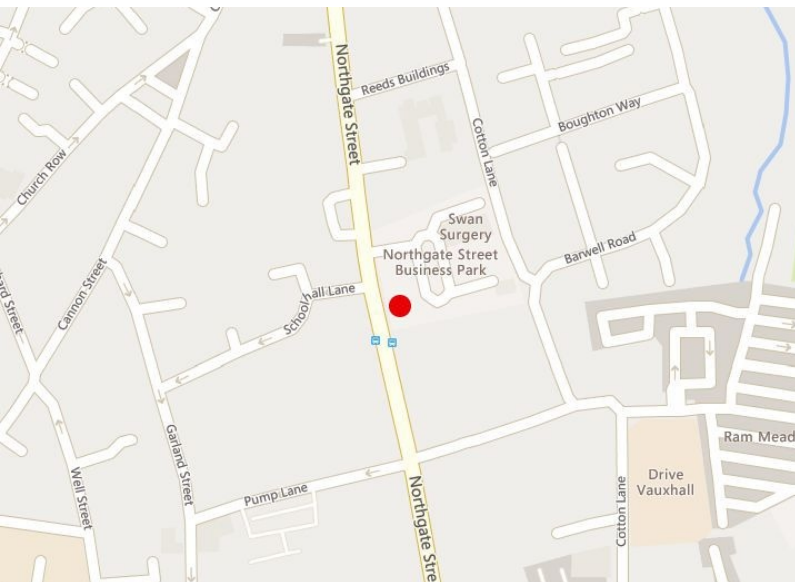
Description

Regent House is located on Northgate Street Business Park in Bury St Edmunds town centre. The retail core of the town is approximately 500 metres away, junction 43 of the A14 is approximately 800 metres away as is the railway station. Regent House has been successfully converted to offices. It maintains many of its original features yet benefits from a modern specification and offers good quality office space. The offices are approached from a landscaped parking area where there are 4 dedicated parking spaces.

Accommodation

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

Total	652 Sq Ft	60.57 Sq M
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Availability

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

Rent

£11,500 per annum exclusive

VAT

The premises are opted for VAT.

Business Rates

The rateable value is to be confirmed following a split from adjacent office.

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 are suitable for a variety of commercial, business and service uses within class E of the use classes order including offices and professional services use. The building is Grade II listed.

EPC

The EPC rating is D (84).

Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Max Ellis

01284 700700

max@merrifields.co.uk

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