

# LINDEN SQUARE

BURY ST EDMUNDS

146 KINGS ROAD, IP33 3DJ



## High Specification Grade A Offices – TO LET

Rarely available Town Centre Office with Parking



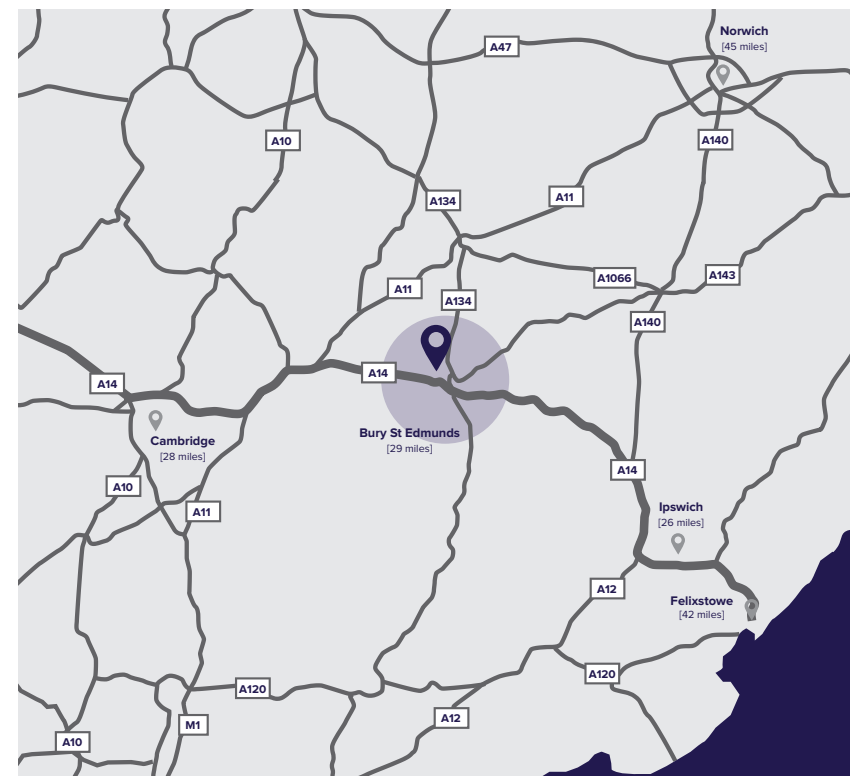


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## Rarely available office in sought after building in the centre of Bury St Edmunds.

The property is located in the heart of Bury St Edmunds town centre. Adjacent to the Arc shopping centre car park and within close proximity of the town's services, car parks and transport routes. The offices are located on the ground and first floor of the multi-occupied office building. The property is approached over a common courtyard and parking area. The property is accessed via a shared ground floor entrance lobby with intercom access.



Merrifields | 63 Churchgate Street, Bury St Edmunds, IP33 1RH

☎ 01284 700 700 ☎ [www.merrifields.co.uk](http://www.merrifields.co.uk)

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## High specification offices

The high specification offices are open plan and benefit from a stylised interior fit-out, air heating/air cooling, suspended ceilings, inset lighting, double glazed windows, carpeting, accessible raised floors with floor boxes and glazed meeting rooms. The accommodation includes some exclusive onsite car parking spaces, available by negotiation.



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## Accommodation

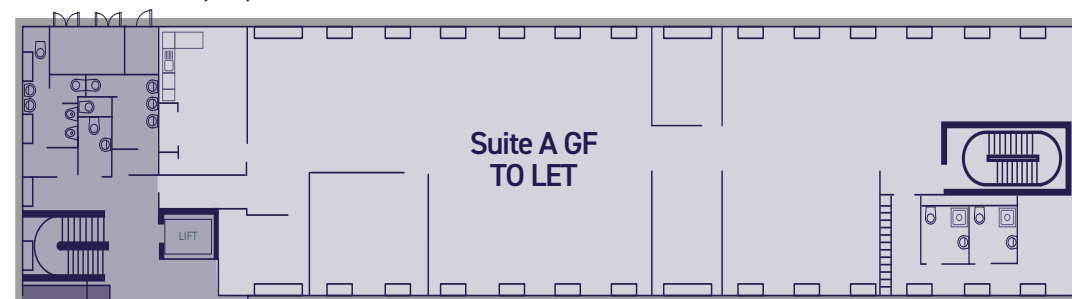
The property has been measured to produce the following approximate Net Internal Area (NIA):

Suite A GF: 448 sqm (4,825 sqft)

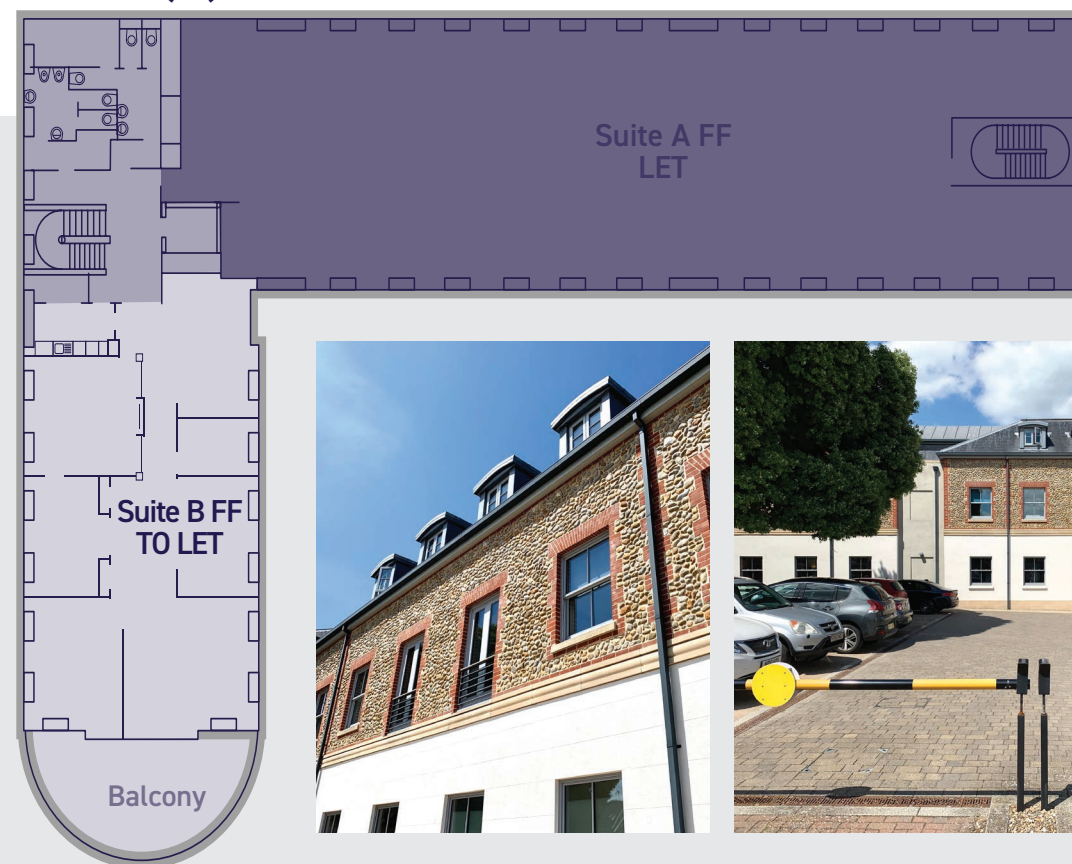
Suite B FF: 180.04 sqm (1,938 sqft)

The offices have access to some exclusive onsite car parking spaces.

Ground Floor (GF)



First Floor (FF)



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## RENT

Rent on Application

## AVAILABILITY

The offices are available immediately.

## VAT

The property is opted for VAT.

## BUSINESS RATES

The Rateable Value for Suite A GF is £46,250 (2023)

The Rateable Value for Suite B FF is £27,750 (2023)

## SERVICE CHARGE

The tenant will reimburse the landlord a fair and reasonable proportion of the service charge.

## COSTS

Each party will bear their own legal costs.

## USE AND PLANNING

The premises have consent for office use within an E use class.

## EPC

The EPC rating is C(72).

## VIEWING & FURTHER INFO

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