# Modern Office/Business Unit - TO LET or FOR SALE

11 Brunel Business Court, Eastern Way, Bury St. Edmunds, Suffolk, IP32

Merrifields

## Size: 1,245 Sq Ft

- Located on the Eastern Way Employment Area
- Suitable for E uses (STPP)
- 4 car parking spaces
- Good quality business space
- Suitable for pension fund holdings

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63 Churchgate Street
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## Description

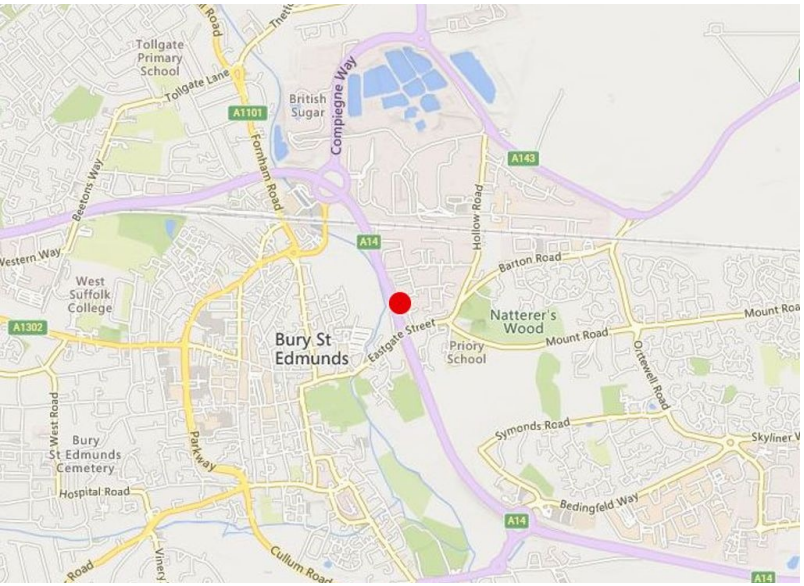
Brunel Business Court is a modern Business Park located on the Eastern Way employment area to the East of Bury St Edmunds town centre. The business park can be accessed on foot from Eastgate Street making it accessible from the town centre.

The accommodation includes both ground and first floor office space with ancillary kitchenette and WC facilities. The specification includes CAT II lighting, suspended ceiling, carpeting and air cooling and heating. Externally the unit benefits from 4 car parking spaces.

## Accommodation

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

| | | |
|---|---|---|
| Ground Floor | 631 Sq Ft | 58.62 Sq M |
| First Floor | 614 Sq Ft | 57.04 Sq M |
| Total | 1,245 Sq Ft | 115.66 Sq M |




## Availability

The property is available TO LET or FOR SALE immediately.

## Rent

£15,500 per annum exclusive.

## Price

£295,000 exclusive.

## VAT

The property is opted for VAT.

## Business Rates

The rateable value is £18,500 (2026).

## Service Charge

The tenant will be responsible for a fair and reasonable proportion of an estate recharge for maintenance and repair of the common areas of the estate.

## Costs

Each party will bear their own legal costs.

## Use & Planning

The premises has consent to be used as an office within an E use class under application number SE/11/0305. Interested parties should make their own enquiries to the local planning authority for their proposed use.

## EPC

The EPC rating is B (41).

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## Viewing & Further Information


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