Modern Office/Business Unit - TO LET

11 Brunel Business Court Eastern Way, Bury St. Edmunds, Suffolk, IP32 7AB

Merrifields





Located on the Eastern Way Employment Area

Suitable for E uses (STPP)

4 car parking spaces

Suitable for pension fund holdings

Available FOR SALE on terms to be agreed









Description

The property is located on Brunel Business Court, 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 access on foot from Eastgate Street making it accessible from the town centre

The unit is of steel portal frame construction with internal block work and external brick work/cladded elevations under a pitched insulated roof. 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:

Total 1,245 Sq Ft 115.66 Sq M



Availability

The property is available FOR SALE freehold immediately.

Price

£295.000 exclusive.

VAT

The property is opted for VAT.

Business Rates

The rateable value is £16,500 (2023).

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).

Merrifields

Viewing & Further Information

Mark Kohler

01284 700700 mark@merrifields.co.uk

Max Ellis

01284 700700 max@merrifields.co.uk

RFF: A000836 / 19.08.25

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.





