

Town Centre Office - To Let

1b/2 Manchester House, Northgate Street, Bury St Edmunds, Suffolk, IP33 1HP

Merrifields



Size: 421 Sq Ft

Located in central Bury St Edmunds


Suitable for office and professional services uses


Benefits from communal and private entrances

Secure gated parking subject to separate licence

Available To Let on terms to be agreed

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

Description

Manchester House is an imposing multi-occupied period office building located on the edge of Bury St Edmunds town centre.

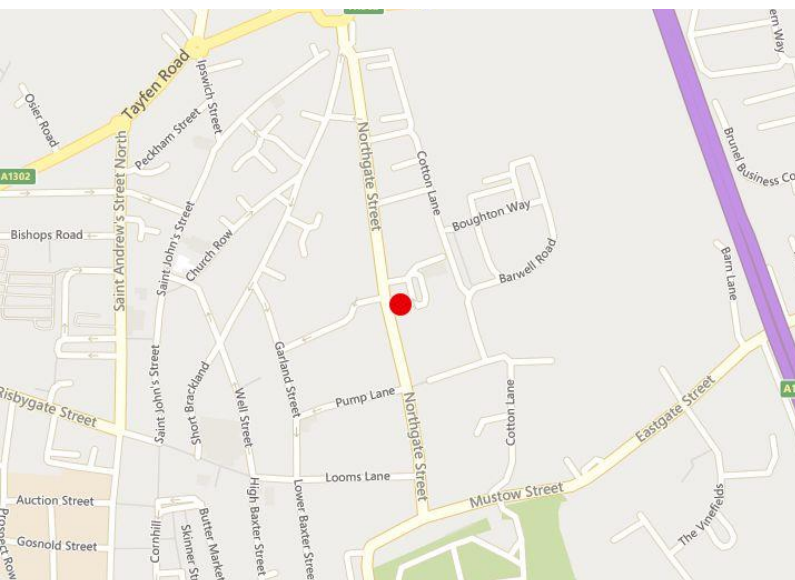
Suites 1b/2 are located on the ground floor and benefits from its own entrance from the private car park as well as access through the common areas. The general specification of the offices include, carpeting, data points and CAT II lighting.

The building has been well maintained and is popular with small businesses looking for well presented town centre offices. Parking may be available by separate licence and subject to availability.

Accommodation

The property has been measured to produce the following approximate NIA(s):

Total	421 Sq Ft	39.11 Sq M
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Availability

The property is available TO LET from 1st February 2026 on terms to be agreed.

Rent

£790 per month.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £5,300 (2023).
Small business rates relief may be available.

Service Charge

The service charge and buildings insurance costs are included within the rent.

Costs

The incoming tenant will pay £300 towards the landlord's legal costs.

Use & Planning

The property has an established office use.

EPC

The EPC rating is E (117).

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Viewing & Further Information

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REF: A000841 / 12.09.25

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