

Town Centre Office - TO LET

10 The Old Wool Warehouse St. Andrews Street South, Bury St. Edmunds, Suffolk

Merrifields



Size: 438 Sq Ft

Centrally located in Bury St Edmunds


Open plan office suite


Car parking available by way of separate licence

Flexible and long lease terms considered

Available TO LET from June 2026

 01284 700 700

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 www.merrifields.co.uk

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

Description

The Old Wool Warehouse is located on the edge of Bury St Edmunds town centre. The building was converted to provide independent office suites and further benefits from car parking - subject to a separate licence and availability.

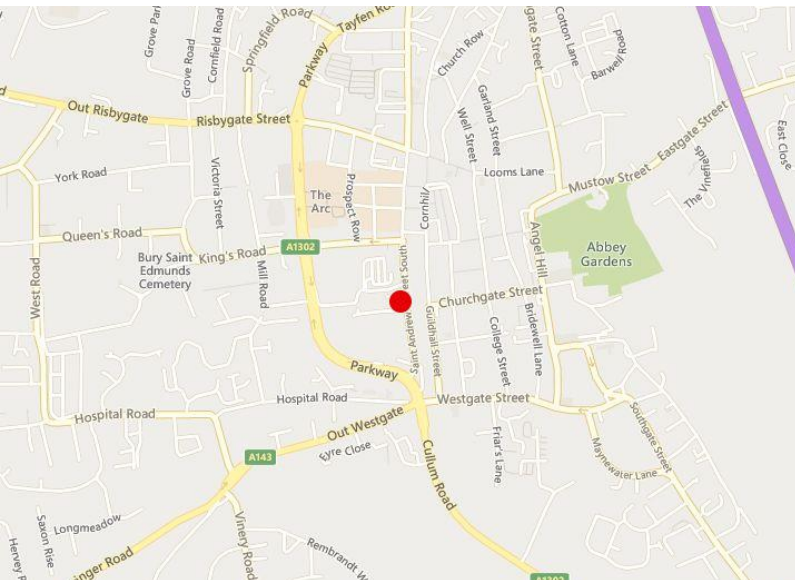
Suite 10 benefits from carpeting, CAT II lighting and independent metering. The office also benefits from shared W.C and Kitchen facilities.

A new lease is available on terms to be agreed, flexible terms will be considered.

Accommodation

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

Total	438 Sq Ft	40.69 Sq M
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Availability

The suite is available from June 2026 on terms to be agreed.

Rent

£370 per calendar month.

VAT

The premises are not opted for VAT.

Business Rates

The Rateable Value is £5,200 (2026).
Small business rate relief may be available

Service Charge

The service charge is £165pcm.

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 D (81).

Viewing & Further Information

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