

## Modern Office Suite - TO LET

Suite 2, Beacon House, Kempson Way Bury St Edmunds, IP32 7AR

# Merrifields



**Size: 1,315 Sq Ft**

Open plan office suite with board room


Can be offered part-furnished

Good allocated parking provision

Office space is of a good specification

Available TO LET on terms to be agreed



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

## Description

The property is situated in Bury St Edmunds, an established market town in West Suffolk. The town benefits from direct access to the A14 road, providing strong connectivity to Cambridge, the M11 motorway and the wider County.

The modern first floor office benefits from a primarily open plan space with a glass partitioned office, board room, kitchenette and shared WCs. Communally, there is a shared kitchen and use of a break out space. Externally, there are 4 allocated parking spaces, visitor parking (when available) and additional parking spaces available by way of license. The suite benefits from modern heating and cooling systems, a kitchenette, CCTV, intercom, perimeter trunking, and LED lighting.

## Accommodation

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

Total	122.16 Sq M	1,315 Sq Ft
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## Availability

The property is available TO LET immediately on terms to be agreed

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## Rent

£21,000 per annum exclusive.

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## VAT

The property is opted for VAT.

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## Business Rates

The rateable value is £18,500 (2026)

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## Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

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## Costs

Each party will bear their own legal costs.

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## Use & Planning

The premises has planning permission for an office under planning number: SE/02/3811/P. The property may be suitable for alternative uses within an E Use class STPP

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## EPC

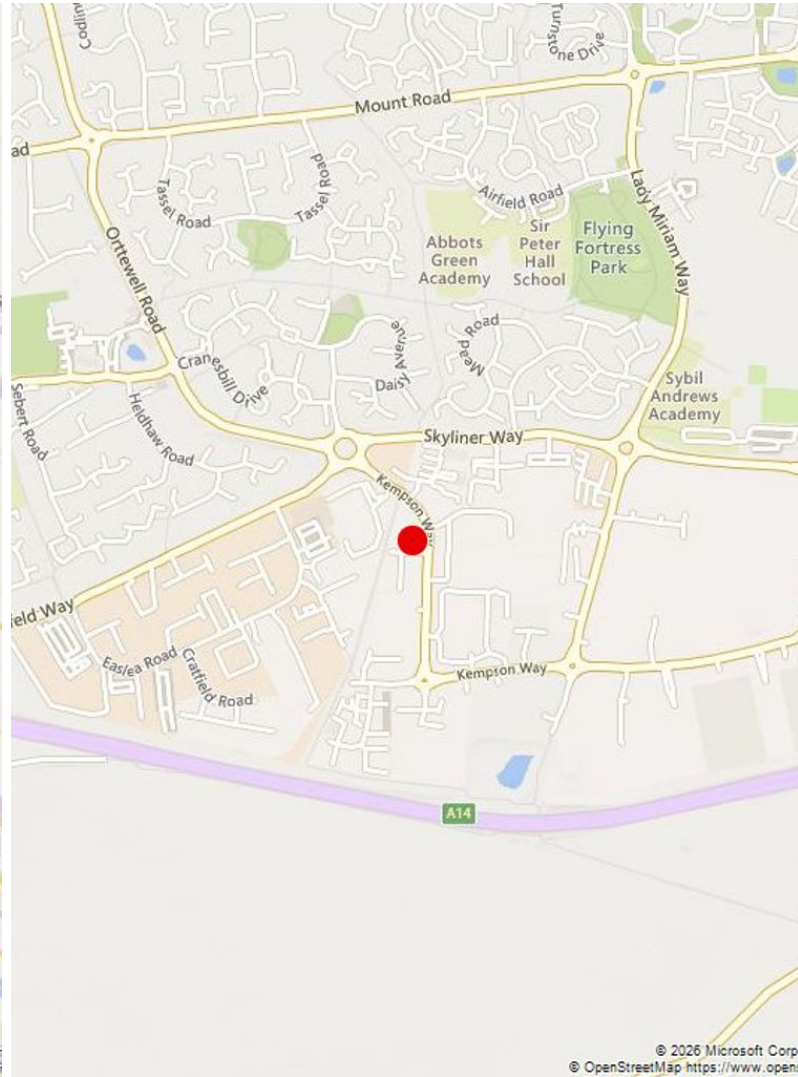
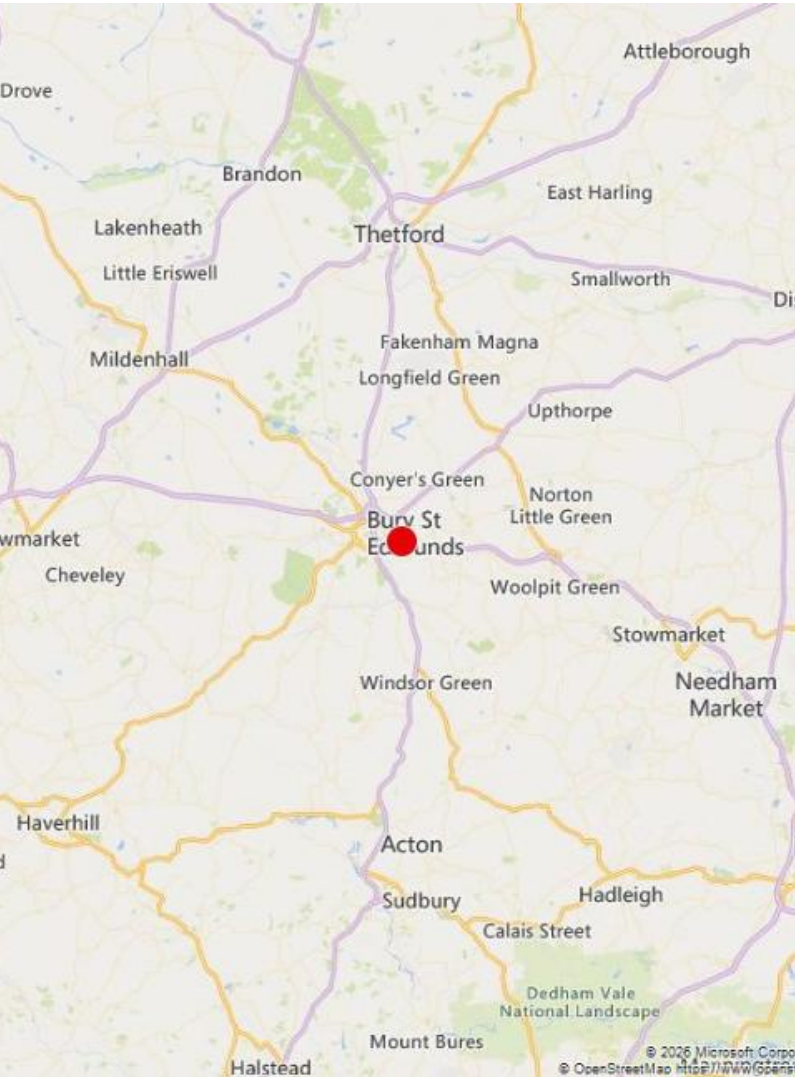
The EPC rating is C (54).



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## Viewing & Further Information

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