Characterful Town Centre Offices with dedicated parking - To Let

Ground Floor Regent House 110 Northgate Street, Bury St Edmunds, Suffolk, IP33 1HP

Merrifields

Size: 1,020 Sq Ft

- Prestigious Offices in Bury St Edmunds
- Converted offices with original features
- 7 on site dedicated parking spaces
- Self-contained space with WC's and Kitchen
- Available To Let on terms to be agreed

01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

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

Description

Regent House is located on Northgate Street Business Park in Bury St Edmunds town centre. The retail core of the town is approximately 500 metres away, junction 43 of the A14 is approximately 800 metres away as is the railway station.

Regent House has been successfully converted to offices. It maintains many of its original features yet benefits from a modern specification and offers good quality office space. The offices are approached from a landscaped parking area where there are 5 dedicated parking spaces.

Accommodation

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

Ground	94.76 Sq M	1,020 Sq Ft
Total	94.76 Sq M	1,020 Sq Ft

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

Rent
£18,000 per annum exclusive

VAT
The property is opted for VAT.

Business Rates
The rateable value is £12,750 (2026).
The car parking spaces are also rated at £67pcm per space

Service Charge
The current service charge budget is £150pcm exclusive.

Costs
Each party will bear their own legal costs.

Use & Planning
The premises are suitable for a variety of commercial, business and service uses within class E of the use classes order including offices and professional services use. The building is Grade II listed.

EPC
The EPC rating is D (84).

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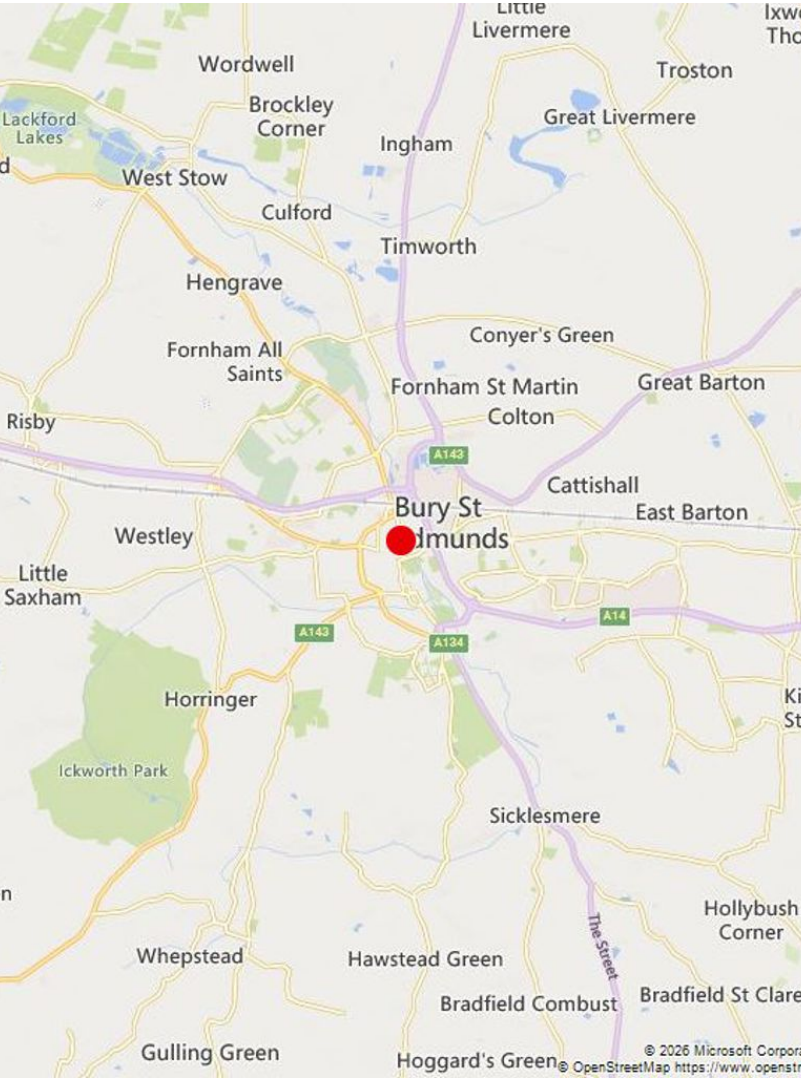

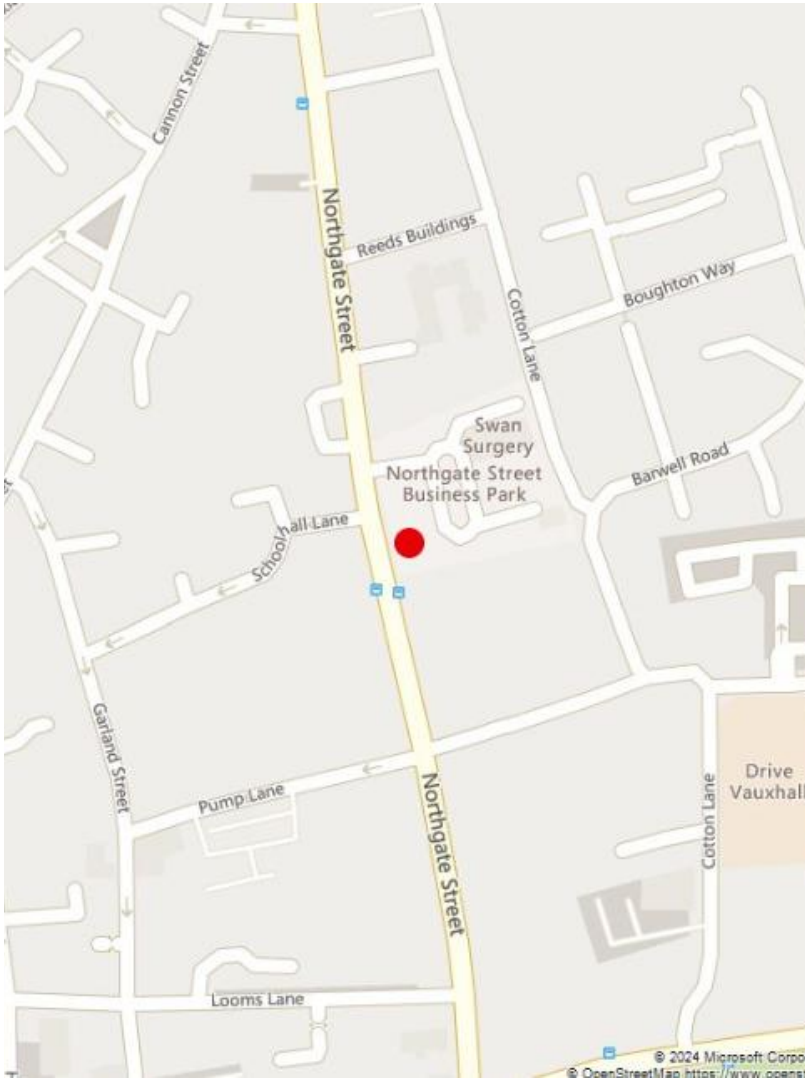

Viewing & Further Information

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REF: A000742 / 14.09.26

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