

Modern Town Centre Office - TO LET

Suite 11, Northgate Street, Bury St Edmunds, Suffolk, IP33 1HP

Merrifields



Size: 565 Sq Ft

Flexible lease terms available

Modern specification with air conditioning

Private parking available by way of a separate licence

Suitable for office, clinic and professional services uses

Available TO LET on terms to be agreed



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

Description

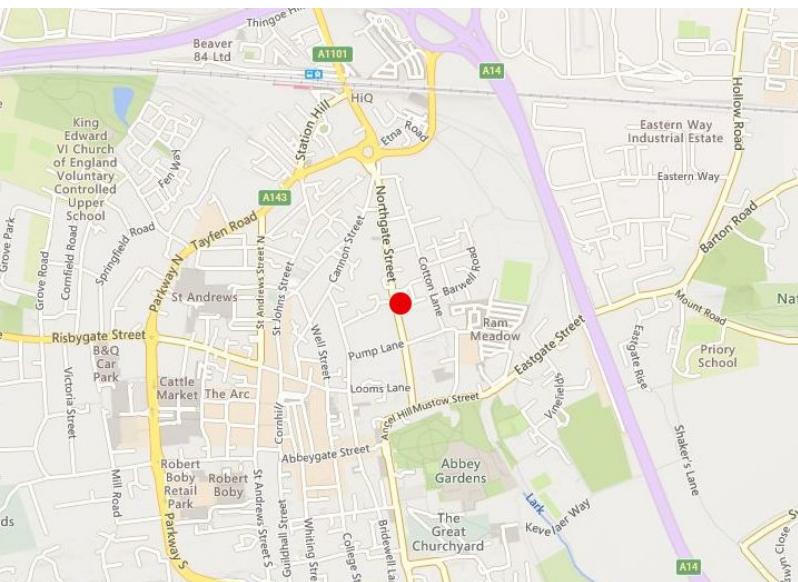
Manchester House is an imposing multi-occupied period office building located on the edge of Bury St Edmunds town centre. The building has been well maintained and is popular with small businesses looking for well presented town centre offices.

Suite 11 is located on the ground floor to the rear of the building and benefits from its own entrance from the private car park with level/disabled access as well as access through the common areas. The office is split over 2 rooms and benefits from carpeting, CAT II Lighting and air conditioning. Parking may be available by separate licence and subject to availability.

Accommodation

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

Total	565 Sq Ft	52.49 Sq M
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Availability

The property is available TO LET from October 2026 on flexible lease terms to be agreed.

Rent

£800 per month.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £7,400 (2026)
Small business rates relief may be available.

Service Charge

The service charge is £330pcm.

Costs

The Tenant will be required to contribute £300 towards the landlords costs of preparing the Lease documents.

Use & Planning

The premises has established office use.

EPC

The EPC rating is E (117).

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Viewing & Further Information

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