

Flexible business space - Available To Let Immediately

5 Baxter Court High Baxter Street, Bury St Edmunds, Suffolk, IP33 1ES

Merrifields



Size: 627 Sq Ft

Located off Abbeygate Street - Town centre

Attractive mews style office/retail complex

Two interconnecting offices providing 627 sq ft (NIA)

Suitable for office or professional services uses

Flexible terms and fixed-term agreements available



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

Description

Baxter Court is an attractive town centre mews style office/retail complex in a secure environment behind Dipples Jewellers on Abbeygate Street. Occupiers within the building include recruitment consultants, property managers, a barbers and an artisan craft maker.

Office 5 is accessed via a communal entrance off High Baxter Street and situated on the first floor of the building. The office is arranged over two rooms and benefits from original sash windows, carpeting, LED and spot lighting, electric heating, 24 hour access and shared WCs.

Flexible leasing options are available to accommodate a variety of business requirements, whether occupiers are seeking shorter-term arrangements or a more permanent base. The property is able to support businesses at different stages of their growth and would welcome discussions regarding incentives for tenants able to commit to longer lease terms, helping to create an established business community within Baxter Court.

Accommodation

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

5a	24.99 Sq M	269 Sq Ft
5b	33.63 Sq M	362 Sq Ft
Total	58.25 Sq M	627 Sq Ft



Availability

Office/service space on flexible terms - TO LET Immediately

Rent

£470 per month exclusive.

VAT

The premises are not opted for VAT.

Business Rates

We anticipate the rateable value to be £6,900, and 100% small business rate relief may be available. The rateable value is to be confirmed by the VOA.

Service Charge

The current service charge budget reflects a monthly cost of £260.

Costs

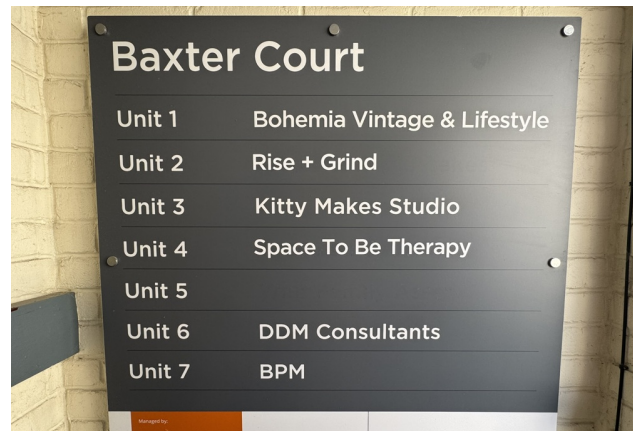
Each party will bear their own legal costs.

Use & Planning

The premises have most recently been used as an Office under an E (g) (i) use class - alternative uses within E-class may be suitable.

EPC

The EPC rating is D (84).



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Viewing & Further Information

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REF: A000874/1 / 28.09.26

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