

Town Centre Office - TO LET

3 The Old Wool Warehouse St. Andrews Street South, Bury St. Edmunds, Suffolk, IP33 3PH

Merrifields



Size: 573 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 on terms to be agreed.

 01284 700 700

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 www.merrifields.co.uk

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

Description

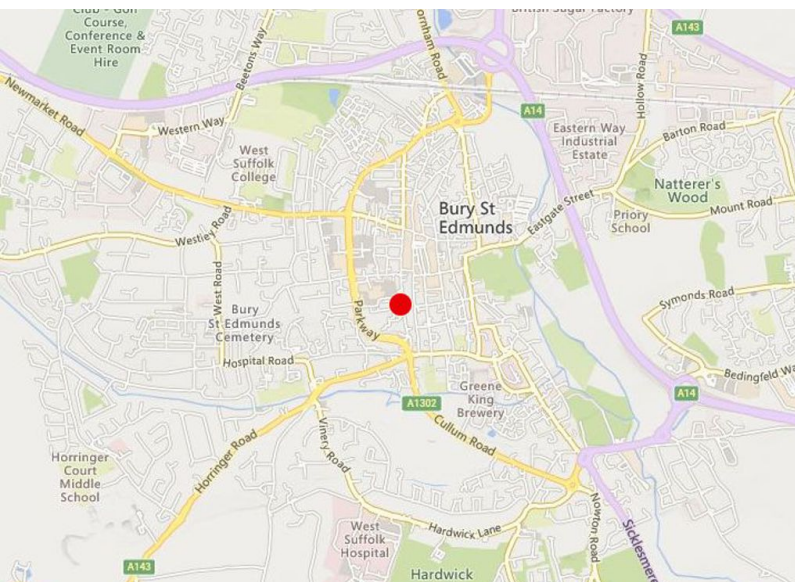
The Old Wool Warehouse is located on the edge of Bury St Edmunds town centre. The building was converted to provide independent office suites and benefits from car parking which is subject to a separate licence and availability.

Units 3 is located on the first floor of the building. The office benefits from independent electric metering, carpeting, CAT II lighting, sink/tea point and shared W.C facilities.

Accommodation

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

Total	573 Sq Ft	53.23 Sq M
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Availability

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

Rent

£375 per calendar month exclusive.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £5,600 (2026).

Service Charge

The service charge is £225pcm.

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 E (111).

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Viewing & Further Information

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