

**TO
LET**

REFURBISHED HIGH SPECIFICATION OFFICES WITH PARKING

Providing from 3,951 to 7,903 sq ft (367 sq m to 734 sq m)



Key Details

- Newly refurbished to a high specification
- New LED lights and new carpets throughout
- First floor offices in modern HQ office building
- Flexible floor plate providing a total of 7,903 sq ft
- Or providing two suites each of approx. 3,951 sq ft
- Attractive communal entrance lobby
- 28 car spaces providing a ratio of 1:282 sq ft
- Passenger lift to first floor
- Only 1.5 miles from Bury St Edmunds town centre
- Excellent access to A14 (Junction 42)

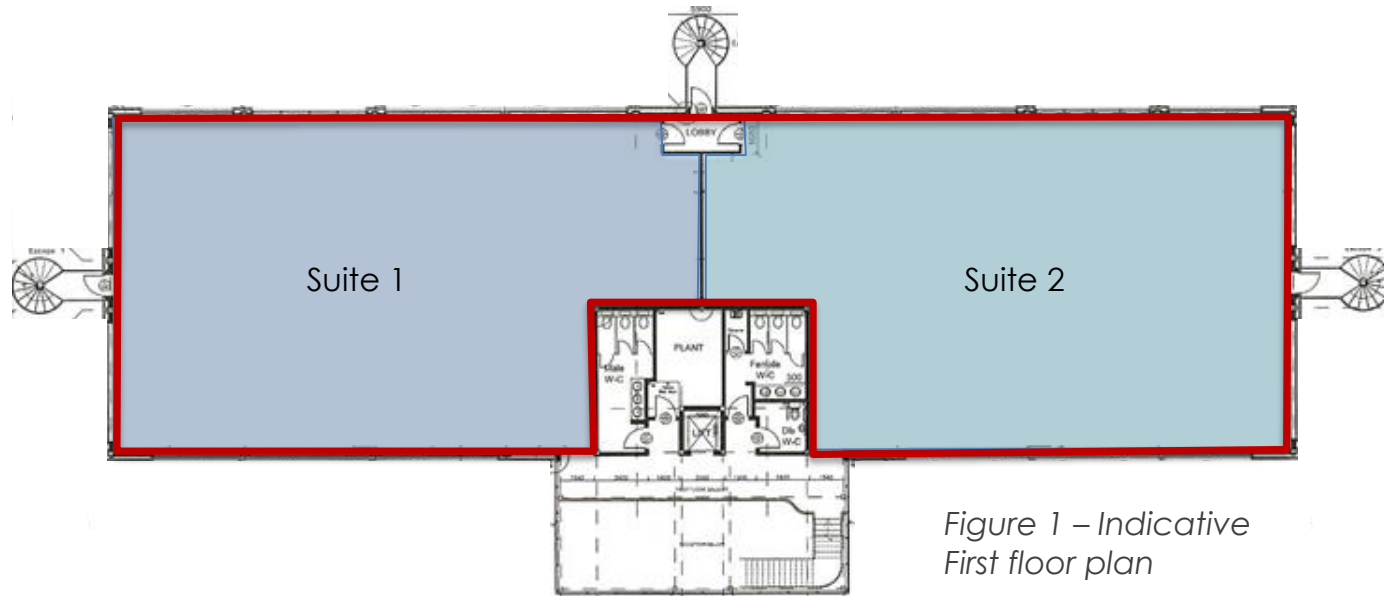


Figure 1 – Indicative
First floor plan



Location

Dettingen House is prominently situated on Dettingen Way a popular and established business location approximately 1.5 miles west of Bury St Edmunds town centre, with excellent access to the A14. Occupiers within Dettingen House include Beckett Investment Management. Nearby occupiers include Towergate Insurance, Glasswells and Vindis Skoda.

Bury St Edmunds is an attractive and prosperous market town which forms the commercial and administrative centre of West Suffolk. The town lies 30 miles east of Cambridge, 26 west of Ipswich and 70 miles north of London. The town has excellent road connections serving East Anglia and linking to the national motorway network via the A14 & A11. Rail services are provided with direct trains to Cambridge (42 minutes), Ipswich (38 minutes) and services to London Kings Cross (1 hour 38 mins).

Description

Dettingen House comprises a headquarters office building constructed in 2005 to a high specification. The accommodation has recently been refurbished and is ready for immediate occupation. The available offices comprise the entire first floor of the building which can be let as a single floor plate or can be divided to provide two individual suites. The refurbished specification includes the following:

- New LED lighting on PIR sensors
- Suspended ceilings
- New carpets throughout
- Comprehensive redecoration
- Comfort cooling & heating
- Fully accessible raised floors
- Passenger lift to first floor
- Male, Female and disabled WCs
- Attractive communal lobby & stairwell
- 28 car parking spaces (1:282 sq ft)

Accommodation

The floor provides the following approximate internal areas in accordance with IPMS3.

		Sq M	Sq Ft
Ground floor	Occupied by Beckett Investment Management		
First floor	Suite 1	367	3,951
	Suite 2	367	3,952
TOTAL		734	7,903



Terms

The first floor is available as a whole on a new effectively full repairing and insuring lease. Consideration will also be given to lettings on a suite by suite basis subject to terms to be agreed.

Rent

First floor in entirety - £130,000 per annum exc.
Suite 1 or Suite 2 - £65,000 per annum per suite exc.

VAT

VAT is payable on the rent and service charge.

Service Charge

The Landlord recharges the tenant a fair proportion of the running costs of the building including the repair, maintenance, renewal, cleaning, lighting, landscaping of the building, site and common areas. Electricity is sub-metered and recovered via the service charge. For more information contact the agents.

Business Rates

The building is described as Offices and premises with two rating assessments of £44,750 for Suites 1 & 2 and £42,750 for Suites 3 & 4.

EPC

B-32. A full copy of the report is available at <https://find-energy-certificate.service.gov.uk/energy-certificate/6420-1744-6558-8613-1724>

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction. The Tenant will be required to provide an undertaking to pay the Landlord's abortive legal costs should they not proceed once solicitors are instructed.

Viewing & Further Information

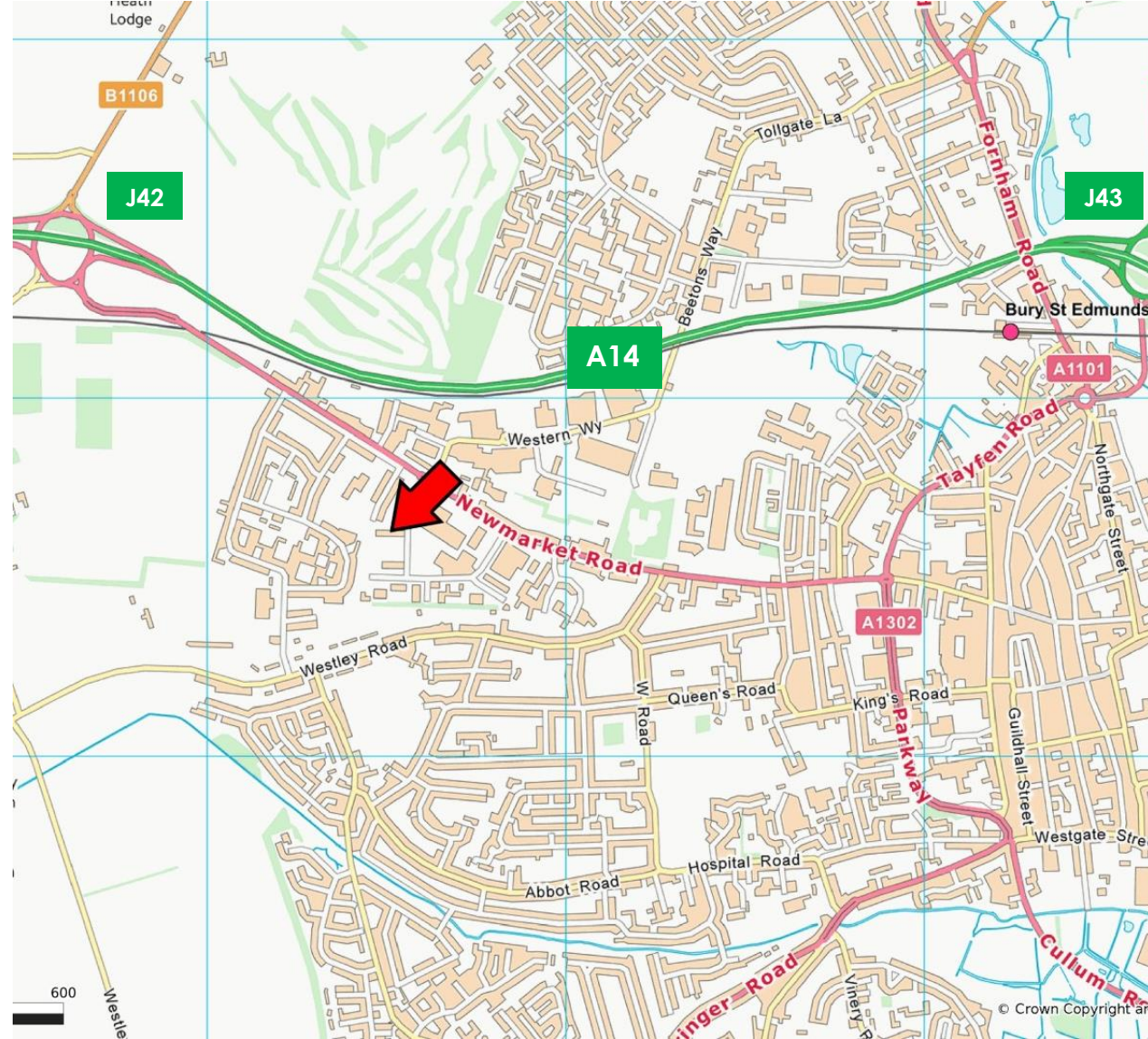
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