

# High Specification Offices - TO LET

Town Centre Offices With Parking, 1,637 sq ft – 4,260 sq ft

First Floor / St Edmunds House / Lower Baxter St / Bury St Edmunds / IP33 1ET

**Merrifields**

CHARTERED SURVEYORS



St Edmunds House is located in the heart of Bury St Edmunds town centre, within 200m of the new Arc shopping centre and within close proximity of the town's services, car parks and transport routes.

The offices are located on the first floor of the purpose built multi-occupied office building. The property is accessed via a shared ground floor entrance lobby with intercom access. A passenger lift gives access to the first floor.

The offices are essentially open plan and benefit from a stylized interior, air cooling, suspended ceilings, inset lighting, double glazed windows, perimeter trunking and radiator central heating.



# St Edmunds House

## ACCOMMODATION

The property has been measured to produce the following approximate Net Internal Areas (NIA):

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Suite A 243.75 sq m (2,624 sq ft)

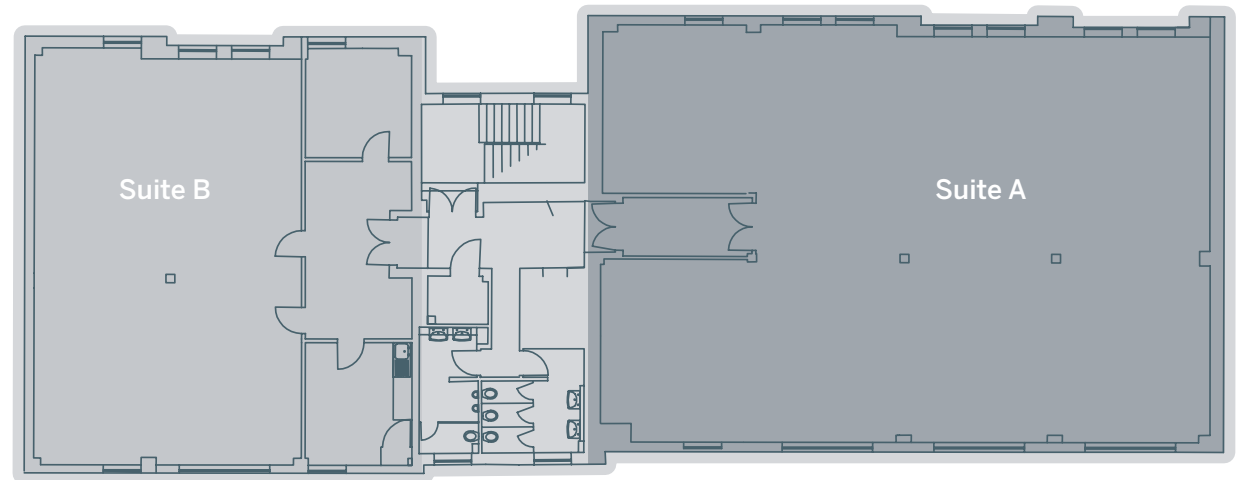
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Suite B 152.06 sq m (1,637 sq ft)

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Total NIA 395.81 sq m (4,260 sq ft)

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## RENT

**Suite A: £42,000** per annum exclusive

**Suite B: £26,000** per annum exclusive

**First Floor as a whole: £65,000** per annum exclusive

## AVAILABILITY

The offices are available on a new lease on terms to be agreed.

## VAT

The property is opted for VAT.

## BUSINESS RATES

The premises have the following rateable values:

Suite B £12,500 (2017)

Suite A £22,500 (2017)

Rateable value for available car spaces to be confirmed.

## SERVICE CHARGE

The tenant will reimburse the landlord a fair and reasonable proportion of the service charge.

## COSTS

Each party to pay their own legal costs.

## USE AND PLANNING

The premises have permission for B1 Office use.

Alternative use may be considered and interested parties should make enquiries to the Local Planning Authority.

## EPC

The EPC rating is to be provided.

## VIEWING & FURTHER INFO

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