

## ATTRACTIVE TOWN CENTRE OFFICE ACCOMMODATION

Providing up to 3,780 sq ft (351 sq m)

**TO  
LET**





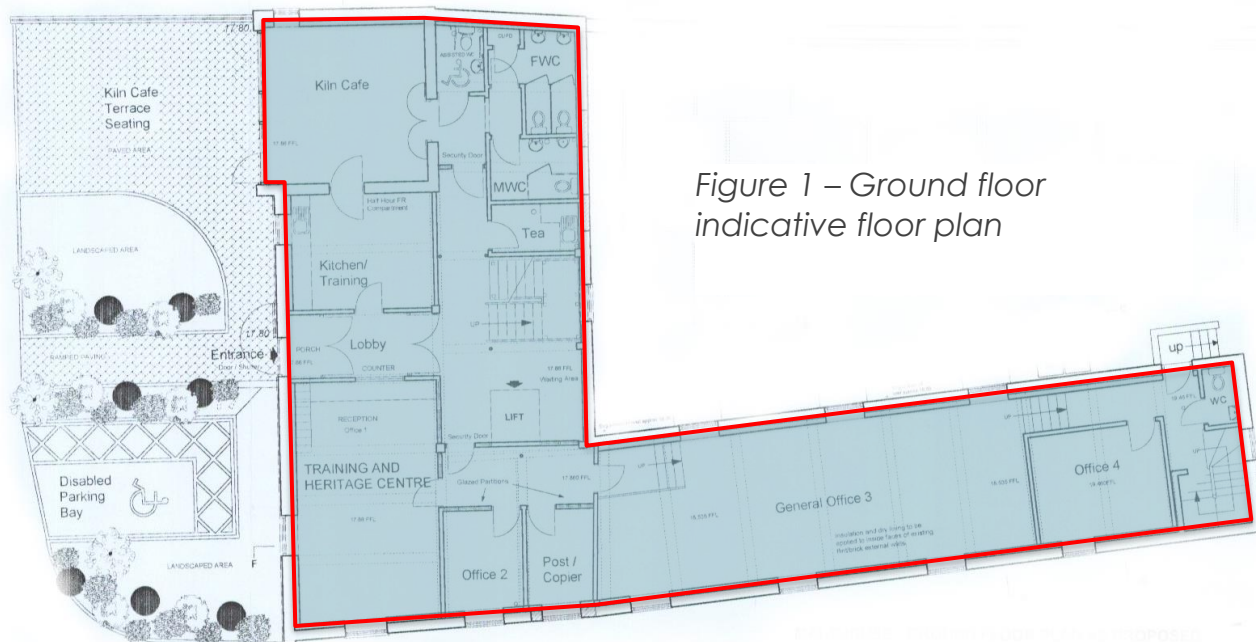


Figure 1 – Ground floor indicative floor plan

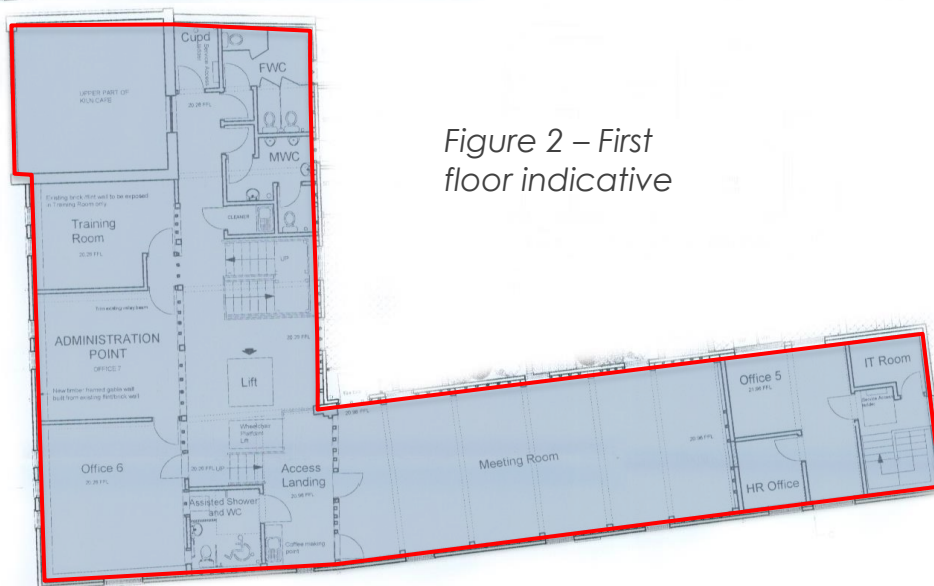


Figure 2 – First floor indicative

### Key Details

- Attractive, Grade II listed period building
- Providing high quality and unique office accommodation
- Providing up to 3,780 sq ft (351.12 sq m)
- Sympathetically renovated & refurbished in c.2007
- Ground & first floor offices
- Providing a mix of open plan & individual office areas
- Extensive period features throughout
- Excellent specification including comfort cooling & lift
- On-site car parking for seven cars
- Town centre location close to the bus station & car parks
- Letting of part may be considered
- Male, Female and Disabled WCs on both floors



## Location

The Malthouse is situated at Elsey's Yard, a pedestrian cut through linking Risbygate Street with St Andrews car park and the bus station. The building sits prominently overlooking St Andrews public car park. Other occupiers nearby include the offices of NFU Mutual and Lacy Scott & Knight, national retailers such as Wilko and a number of local retailers and restaurants.

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

The Malthouse is Grade II listed period building dating from the 18<sup>th</sup> century comprising former maltings and grain stores which were comprehensively renovated and refurbished to provide high quality office accommodation. The premises comprise ground and first floor offices together with a café area capable of being incorporated for office purposes (s.t.p.) or remaining as is. The accommodation provides open plan and cellular offices with a wealth of period features. The specification includes:

- Comfort cooling & heating throughout
- Office grade lighting
- Mix of perimeter trunking & floor boxes
- Café & commercial kitchen facilities
- Separate Kitchen & breakout area
- Lift access to first floor
- Male, Female and disabled WCs floors
- 7 car parking spaces

## Accommodation

The building provides the following internal areas in accordance with IPMS3.

		Sq M	Sq Ft
Ground Floor	Offices & ancillary	147.33	1,586
	Café area & kitchen	40.05	431
First floor	Offices	163.74	1,762
<b>TOTAL</b>		<b>351.12</b>	<b>3,780</b>





### Terms

The building is available as a whole on a new effectively full repairing and insuring lease.

### Rent

£57,000 per annum, exclusive of VAT for a letting of the whole.

### VAT

VAT is payable on the rent and any service charge.

### Service Charge

In the event the building is multi-let a service charge will be levied to cover the cost of maintaining, repairing, lighting & cleaning the external building, common areas, car park and landscaping.

### Business Rates

The building is described as Offices and premises with a Rateable Value of £29,000.

### EPC

A full copy of the report is available from the agents on request.

### 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

Please contact the sole marketing agents Hazells Chartered Surveyors - 01284 702626 or email the following:

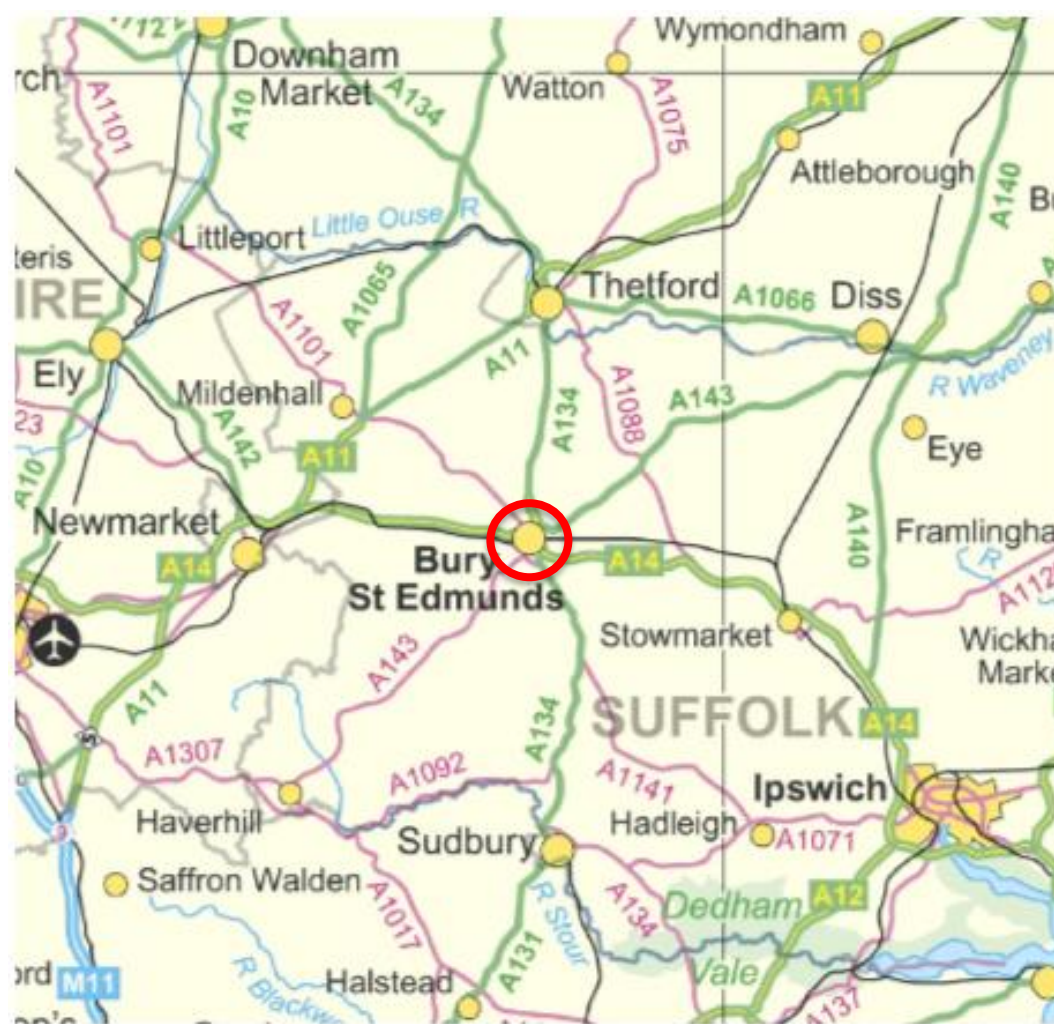
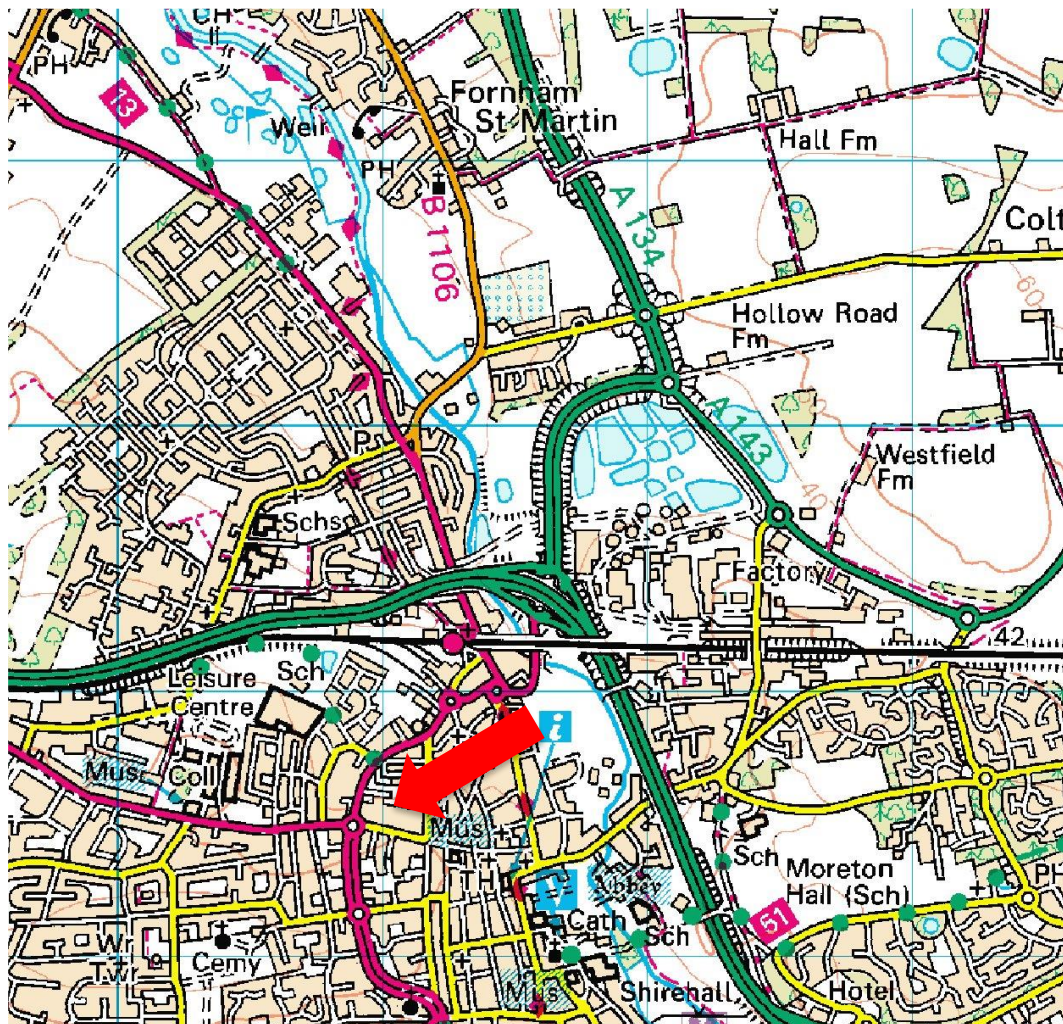
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