

NORTHGATE BUSINESS CENTRE

@ Bury St Edmunds Farmers Club, 10 Northgate Street, Bury St Edmunds, IP33 1HQ



Serviced offices in the heart of the town centre

2 to 12 Man Suites Available from January

Facilities include:

- ♦ Office suites or hot desks available
- ♦ Flexible, all inclusive agreements
- ♦ Superb on-site facilities including restaurant, café, lounge & bar
- ♦ Conference and meeting rooms for hire
- ♦ Excellent on-site car parking available
- ♦ Within minutes of the Town Centre

All enquiries contact the letting agents:

**Hazells**
Chartered Surveyors

01284 702626
www.hazellsonline.co.uk
The Annexe, Short Brackland, Bury St Edmunds, IP33 1EL



NORTHGATE BUSINESS CENTRE

@ Bury St Edmunds Farmers Club, 10 Northgate Street, Bury St Edmunds, IP33 1HQ



LOCATION

Northgate Business Centre is located in the prestigious Bury St Edmunds Farmers Club. The Club is prominently located on Northgate Street, close to the Town centre. Car parking and the main entrance to the Centre is situated just off of Pump Lane.

DESCRIPTION

Northgate Business Centre comprises a number of first floor office suites available at the Bury St Edmunds Farmers Club, an attractive Grade I listed building. Each suite is newly refurbished and provides high quality serviced office accommodation in a unique setting. Further benefits include use of the Farmers Club Conference facilities, restaurant, bar, café areas and secluded gardens.

ACCOMMODATION

The following suites are:

The Barker Suite	-	3 desk office	-	LET
The Fulcher Room	-	8 desk office	-	LET
The Kemp Room	-	4 desk office	-	LET
The Sydney Suite	-	2 desk office	-	LET
The Maitland-Smith Suite	-	4 desk office	-	LET
The O'Meara Suite	-	3 desk office	-	LET
The Robb Suite	-	8 desk office	-	LET
The Taylor Room	-	1 desk office	-	LET
The Underwood Suite	-	2 desk office	-	LET

Alternatively single 'hot desk' options may be available on request.

TERMS

Suites of rooms are available on flexible all inclusive licence agreements, for a minimum 3 month term.

PRICES

Current quoting rents are included in the accommodation section. Rents are quoted per calendar month and are subject to VAT.

Prices includes:

- ◆ Reception services (8.30 am to 5.00 pm)
- ◆ Monday to Friday, 8.30 am-4.00 pm Saturday)
- ◆ 24/365 access
- ◆ Local authority rates
- ◆ Broadband internet
- ◆ Cleaning
- ◆ Waiting areas
- ◆ Electricity, gas & water
- ◆ Shared kitchenette and WC
- ◆ Buildings insurance
- ◆ Electronic fax service (charge per page)
- ◆ Buildings maintenance and decorating
- ◆ Sorting of incoming mail
- ◆ Security alarm
- ◆ Use of photocopier (charge per page)
- ◆ Fire extinguishers
- ◆ Use of colour printers (charge per page)

FURTHER INFORMATION

For further information or to arrange a viewing, please do not hesitate to contact the agents **Hazells Chartered Surveyors** on **01284 7026262** or email:

Richard Pyatt MRICS richard@hazellsonline.co.uk

