

# Town Centre Office Suites TO LET

**Merrifields**  
CHARTERED SURVEYORS

The Old Wool Warehouse | St Andrews Street S | Bury St Edmunds | IP33 3PH |



- Located in the town centre of Bury St Edmunds
- Open plan office suites
- Car parking by way of a licence
- Office space available from 573 sq ft - 1,847 sq ft
- Available to lease on terms to be agreed

Merrifields | 63 Churchgate Street | Bury St Edmunds | IP33 1RL  
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## DESCRIPTION

The Old Wool Warehouse is located on the edge of Bury St Edmunds town centre between Parkway and Waitrose. The building was converted to provide independent open plan office suites.

Suite 1 is located on the lower floor of the building, Suite 3 on the upper ground floor and Suite 5&6 is on the first floor. All 3 suites benefit from carpeting, CAT II lighting, independent metering and a kitchenette. Car parking spaces may be available subject to availability.



## ACCOMMODATION

We have been provided with the following Net Internal Areas by the Landlord:

Suite 1	56.58 sq m	(609 sq ft)
Suite 3	53.23 sq m	(573 sq ft)
Suite 5&6	61.78 sq m	(665 sq ft)

## AVAILABILITY

The suites are available to lease on terms to be agreed. Flexible lease arrangements may be considered.

## VAT

The property is not opted for VAT.



## RENTS

Suite 1	£5,500 pa exclusive
Suite 3	£6,500 pa exclusive
Suite 5&6	£6,650 pa exclusive

## BUSINESS RATES

The Rateable Values are:

Suite 1	£5,200
Suite 3	£4,900
Suite 5&6	£5,400

## SERVICE CHARGE

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

## COSTS

The incoming tenant will pay £300 towards the landlord's legal costs.

## USE AND PLANNING

The property has an established office use.

## EPC

The EPC Ratings are:

Suite 1	E (111)
Suite 3	E (101)
Suite 5&6	D (88)

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## Viewings and Further Information:

Tel: 01284 700700

Email: [info@merrifields.co.uk](mailto:info@merrifields.co.uk)

# Merrifields

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