

**TO
LET**

Second Floor Offices, 40-41 Abbeygate Street, Bury St Edmunds, Suffolk, IP33 1LW

SECOND FLOOR OPEN PLAN TOWN CENTRE OFFICES TO LET

- Net internal area of approximately 850 sq ft (79 sq m)
- Prominently situated on Abbeygate Street within the prime shopping area of Bury St Edmunds
- Close to main town centre car parks
- Includes kitchenette and male and female WCs
- Suitable for offices or other uses within Class E (stp)

LOCATION

Bury St Edmunds is an attractive and affluent market town. It has a thriving local economy and is supported by an active and busy tourism industry. Bury lies in West Suffolk approximately 29 miles East of Cambridge, 29 miles West of Ipswich, 41 miles South of Norwich and 77 miles from London. The town is accessed via three junctions off the A14 that provide access to the East coast ports, The Midlands and the national motorway network. There are rail services to Cambridge, London, Ipswich and Peterborough.

The property is prominently situated on Abbeygate Street which forms part of the prime shopping area of Bury St Edmunds. The premises is closely located to Angel Hill, the Cathedral and attractive Abbey Gardens.

DESCRIPTION

The property comprises second floor open-plan offices which look over Abbeygate Street. There are three separate office rooms, with carpeted floors, emulsioned walls and gas fired central heating. The accommodation also provides a lobby/reception area, male and female WCs and a kitchen.

ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement (1st Ed) and provides the following approximate net internal areas:

	<u>Sq ft</u>	<u>Sq m</u>
Total area:	850	79

LEASE TERMS

A new effectively full repairing and insuring lease is available on terms to be agreed.

RENT

£11,000 per annum exclusive of VAT.

SERVICE CHARGE

A service charge will be levied for maintenance and repair of the building and common areas. The tenant will be responsible for paying a fair proportion towards the landlords costs incurred.

VAT

All figures quoted are subject to VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of **E-109**. Contact the agents for a full copy of the report.

PLANNING

The property was previously used for A2 use. Other uses within Class A may be considered subject to Landlord approval and Local Authority consent.

LEGAL COSTS

Both parties are to be responsible for their own costs on completion. The ingoing tenant will be required to provide an undertaking to pay the landlord abortive legal costs should they withdraw from the transaction once solicitors are instructed.

VIEWING & FURTHER INFORMATION

To arrange a viewing or to request further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email:

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