



12 Looms Lane  
Bury St Edmunds

Commencing rent £32,000 per annum

LACY SCOTT  
& KNIGHT

150 YEARS est. 1869

# 12 Looms Lane

Bury St Edmunds | Suffolk | IP33 1HE

Newly refurbished centrally situated modern air conditioned building approximately 2,083 sq ft To Let

- Centrally situated with 8 car parking spaces (4 under cover)
- Office accommodation on 2 floors with basement storage and further basement storage under cover car parking
- Officing approximately 1,594 sq ft
- Storage approximately 438 sq ft
- New 5 year Lease at a commencing rent of **£32,000 per annum**

## Location

The premises are centrally situated in Bury St Edmunds and unusually have a high degree of car parking located within a stone's throw of the town centre. The accommodation also has easy access to the Bury St Edmunds central interchange and thence fast routes on the A14 to east coast ports, Cambridge to the west, and London via the M11

## Description

1970's built office accommodation which has recently been fully refurbished including redecoration and re-carpeting with the benefit of air conditioning/heat exchange units.

## Accommodation

### On the Ground Floor

Reception Area; 2 Offices and WC **755 sq ft**

### Basement

Storage **438 sq ft**

### On the First Floor

3 Offices plus Kitchenette and Toilet Facilities **890 sq ft**

## TOTAL AREA:

**2,083 sq ft**

## Rateable Value

£18,000

## Lease

New 5 year Lease on full repairing and insuring terms at a commencing rent of £32,000 per annum.

## Availability

The premises are immediately available.

## Viewing

Strictly by Lacy Scott & Knight.



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## Plans, Areas and Schedules

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