

**HIGH SPECIFICATION OFFICES**

## First Floor

2A Greenwood Court, Bury St. Edmunds, IP32 7GY

### Attractive refurbished business park office

**965 sq ft**  
(89.65 sq m)

- Providing a total area of 964 Sq Ft
- Three on site parking spaces with one shared DDA space
- Excellent location, close to A14 and within minutes of town centre.
- Well presented open plan offices with glass partitioned area
- consideration given to flexible or serviced agreements

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## Summary

Available Size	965 sq ft
Rent	£15,500 per annum
Rates Payable	£8,325 per annum Based on the 2026 valuation, coming into effect in April.
Rateable Value	£15,000
Service Charge	£3,690 per annum Minimum contribution, Includes utility bills.
VAT	Applicable
Legal Fees	Each party to bear their own costs. The ingoing tenant will be required to pay an undertaking for abortive legal costs.
Estate Charge	N/A
EPC Rating	C (67)

## Description

Greenwood Court is an attractive terrace of four modern office buildings within a purpose-built campus setting.

Unit 2 is a self-contained property arranged over ground and first floors. The available first floor offers high-quality open-plan office space with a fully glazed meeting room. The suites features include CAT 2 and LED lighting, suspended ceilings, perimeter trunking, comfort cooling, and a kitchenette. The suite is presented in immaculate condition throughout.

The property benefits from three on-site parking spaces plus one DDA-compliant accessible space with a lift to the first floor.

## Location

Greenwood Court is prominently positioned on Skyliner Way, one of the main estate roads serving the prestigious Suffolk Business Park development. Suffolk Business Park is Bury St Edmunds pre eminent business location. Conveniently situated two miles east of Bury St Edmunds town centre and immediately adjacent to the A14. Major office occupiers on the park include Whiting Partners Accountants, Bloor Homes, Taylor Wimpey and Suffolk Housing Association. Other commercial occupiers include Audi, John Banks Honda, Skechers & Greene King.

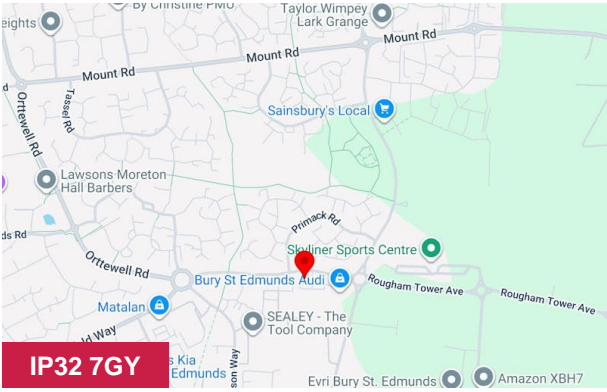
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	965	89.65	Available
Total	965	89.65	

## Terms

A new 6 year lease with tenant only break option and rent review at the third anniversary. Alternatively flexible & serviced packages can be available and a rent to be agreed



## Viewing & Further Information



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