

HIGH SPECIFICATION OFFICES



## Ground floor, 3 Greenwood Court

Bury St. Edmunds, Bury St Edmunds, IP32 7GY

### Attractive refurbished business park office

**943 sq ft**

(87.61 sq m)

- Refurbished suite of 943 Sq Ft
- Excellent location close to A14 and within minutes of town centre
- Open Plan accomodation
- Three on-site car parking spaces plus shared DDA space
- Offices or professional Class E uses considered

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## Summary

Available Size	943 sq ft
Rent	£15,500 per annum
Rates Payable	£7,110.75 per annum Based on the 2026 valuation, coming into effect in April.
Rateable Value	£14,250
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 (64)

## Description

Greenwood Court comprises an attractive terrace of four modern office buildings within a purpose built campus office development.

Unit 3 provides a self-contained building set over ground and first floor. The available ground offers high-quality, open-plan office accommodation featuring a fully glazed partitioned meeting room and a suspended ceiling. The suite benefits from a mix of Cat 2 and LED lighting, a kitchenette area, perimeter trunking, comfort cooling and presents in immaculate condition throughout.

The property includes three on-site parking spaces, plus one DDA-compliant accessible space.

## 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.

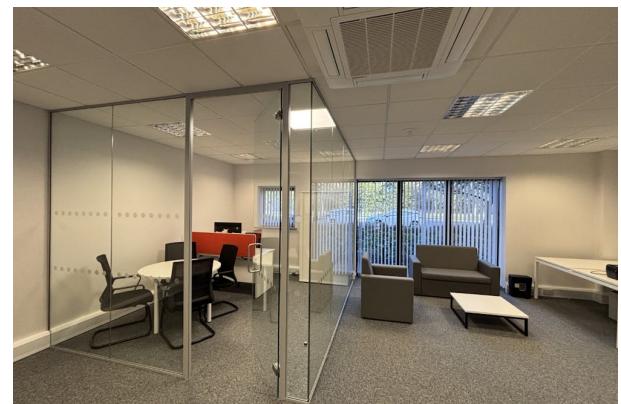
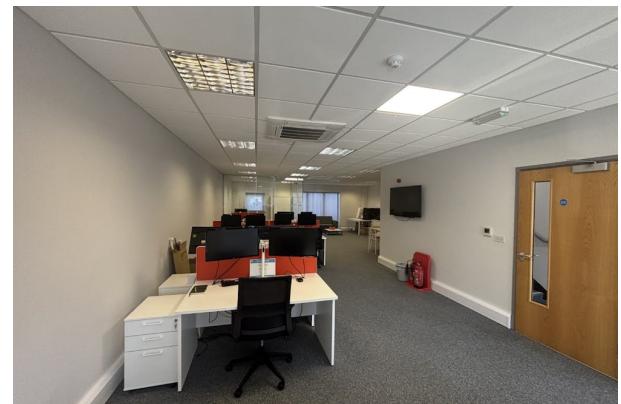
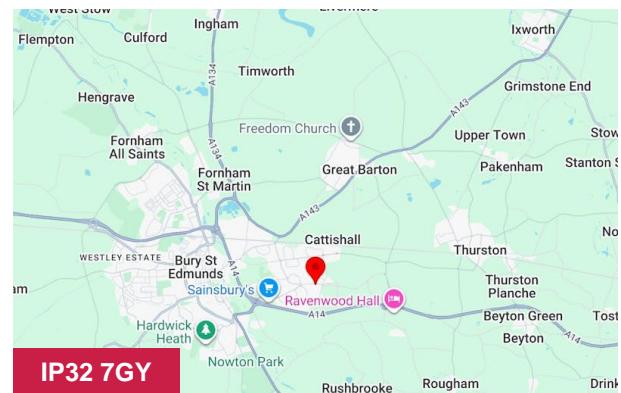
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	943	87.61	Available
<b>Total</b>	<b>943</b>	<b>87.61</b>	

## Terms

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



## Viewing & Further Information

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