



High Quality Furnished Offices in Attractive Rural Location

Available On All Inclusive Basis

1,534 sq ft (143.51 sq m)



Location

Fornham Business Court is located in a superb rural environment and is situated only 1.5 miles north of Bury St Edmunds town centre. Other occupiers include Ashtons Legal, Scrutton Bland, Go-Ape & the Folk Café.

The development provides excellent access to the A14 as well as Bury St Edmunds railway station which provides rail services to Cambridge (42 mins) Ipswich (38 mins) and London (1 hr 38 mins).

Description

The Long Barn provides high quality office accommodation within an attractive period barn. The available accommodation comprises the first floor north suite and provides predominantly open plan space with a single meeting room, kitchen area and self-contained male & female WCs.

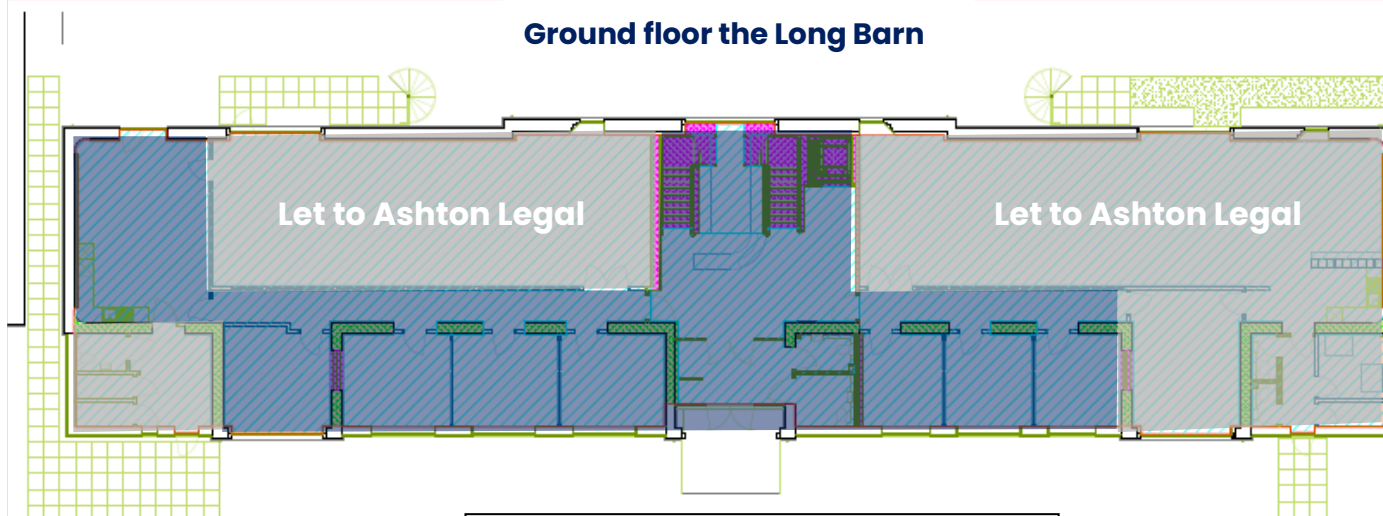
The specification includes the following:

- LED lighting on PIR sensors
- Air conditioning
- Perimeter trunking & data cabling
- Kitchen with integrated appliances
- Fully furnished to high standard
- Meeting room /office with glazed partitioning
- EPC rating of A24
- Passenger lift to first floor suite
- Excellent on-site car parking for 10 cars





Ground floor the Long Barn



Indicative only
 Available first floor suite shaded **red**
 Common areas shaded in **blue**

First floor the Long Barn





Accommodation

FLOOR	DESCRIPTION	SQ FT	SQ M
First	North Suite	1,534	143.51

Approximate internal floor areas measured in accordance with IPMS3.

All Inclusive Services

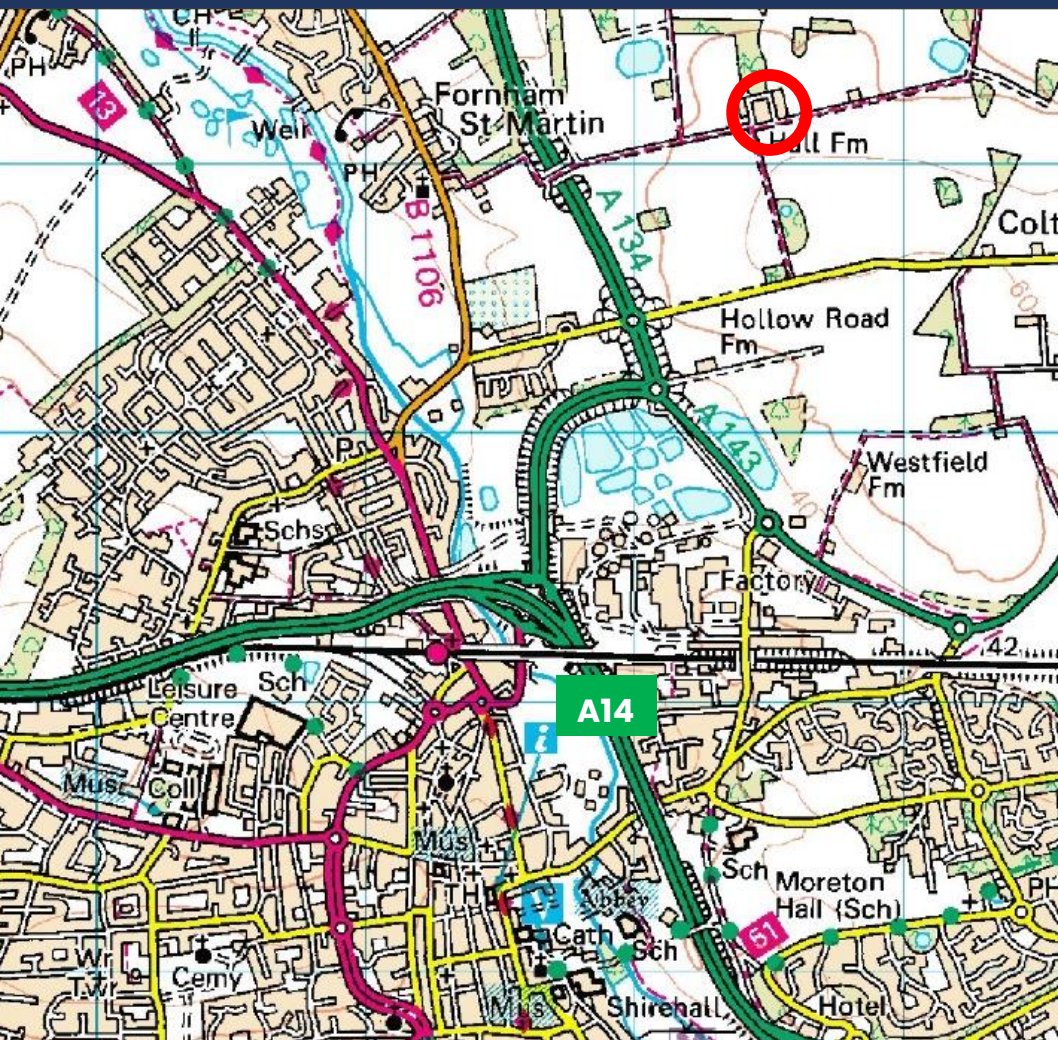
The following services are included within the annual rental:

- Self-contained office premises with WCs
- Manned reception (within Ashton Legal office hours)
- Fully furnished to a high standard
- Heating, Lighting & electrical consumption
- Water & sewerage costs
- Shared use meeting rooms & break out areas
- Estate charge contributions
- Buildings insurance contributions
- Cleaning and maintenance of Common areas
- 24 hour access
- Office cleaning (frequency to be agreed)

Please note that Business Rates & Telecoms/Broadband are not included within the services.



Shared meeting room



Rent

£48,000 per annum exclusive of VAT.

Terms

New sub under leases for a term to expire on 29 April 2028.

EPC

A-24. Copy EPC available on request.

VAT

VAT is payable on the rent and all other outgoings.

Business Rates

The premises are included in the 2023 rating list with a Rateable Value of £22,000.

Legal Costs

Each party to bear their own legal costs in the transaction and the Tenant to contribute 50% of the costs incurred by the Head Landlord.

Viewing & Further Information

Contact the sole letting agents Hazells on 01284 702626 or email;

Richard Pyatt - richard@hazells.co.uk

Francis Britton - francis@hazells.co.uk

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