



Old School Hall

Well Street, Bury St. Edmunds, IP33 1EQ

Character Town Centre Ground Floor Office

483 sq ft
(44.87 sq m)

- On Site Car Parking
- Town Centre Location
- Character Building
- Offices finished to a good specification with Daikin air conditioning
- Available immediately

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Summary

Available Size	483 sq ft
Rent	£6,500 per annum
Rateable Value	£7,100 based on 2023 valuation
VAT	Not applicable
EPC Rating	Upon enquiry

Location

Bury St Edmunds is an attractive and affluent market town. The town lies in West Suffolk, approximately 29 miles east of Cambridge, 29 miles west of Ipswich, 41 miles south of Norwich, and 77 miles north east of London. The town is served by four junctions from the A14 which provide access to the east coast ports, The Midlands and the National motorway network. The property is situated very close to the main retailing areas of the town centre and is also convenient for access onto the A14.

Description

The premises comprise part of a former Victorian school building which has been completely renovated to provide bright and attractive offices. The ground floor suite is accessed via the inner common reception area and provides good quality office and storage space. Each floor has a set of toilets (including disabled to ground) and a small teammaking facility.

The office specification includes carpeted floors, plastered and emulsioned walls, LED strip lighting, timber glazed windows and wall mounted heating units as well as Daikin air cooling and heating units.

To the front of the property is a private gravelled car park with parking for 2/3 cars which is shared with other occupiers on a first come basis.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground	483	44.87	£6,500 /annum	Let
Total	483	44.87		

Viewings

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

Rateable Value

The Ground Floor Office appears with a rateable value of £7,100.

Eligible occupiers would be entitled to Small Business Rates Relief and further questions regarding this can be directed to the Anglia Revenues Partnership.



Viewing & Further Information



Francis Britton
01284 702626
francis@hazells.co.uk



Adam Palombo
01284702626
adam@hazells.co.uk