



## First and Second Floors

1 Cornhill, Bury St. Edmunds, IP33 1BE

### Town Centre Offices To Let

**1,164 sq ft**  
(108.14 sq m)

- Town Centre Location
- Self Contained Ground Floor  
Access from Cornhill
- First and Second Floor Offices
- Small Business Rates Relief  
Available to Qualifying  
Occupier
- Available from September  
2024
- Suitable for other Class E Users

# First and Second Floors, 1 Cornhill, Bury St. Edmunds, IP33 1BE

## Summary

Available Size	1,164 sq ft
Rent	£13,500 per annum
Rateable Value	£11,500 based on 2023 valuation
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The property comprises first and second floor offices located in the heart of Bury St Edmunds town centre. The offices provide a mix of open plan working space and partitioned meeting rooms on the first floor with kitchenette and WC facilities. The second floor provides a large open plan space suitable for board or larger conference/meeting areas.

The offices are carpeted throughout with vinyl in the wc and kitchen areas. The properties also benefit from emulsioned walls, strip and tube lighting and air conditioning. Heating is via a gas fired radiators.

Access to the office is via a personnel door and stairwell from ground floor level. There is no lift within the building. There is no demised parking with the building but there are a variety of local town centre car parks within walking distance of the building.

## Location

Bury St Edmunds is an attractive and affluent market town and the subject property is prominently located in Bury St Edmunds town centre on Cornhill, close to its junction with Abbeygate Street and is within walking distance to all local town centre amenities and to the Abbey Gardens.

See the following link to see the location of the office within the town centre - <https://www.ourburystedmunds.com/map/>

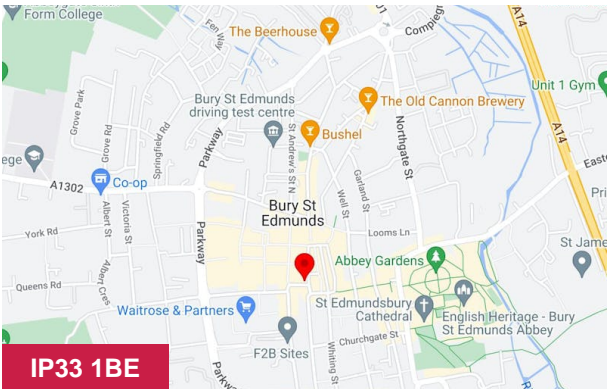
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	800	74.32	Available
2nd	364	33.82	Available
Total	1,164	108.14	

## Terms

The property is available by way of a new effective FRI lease on terms to be agreed.



## Viewing & Further Information



**Francis Britton**  
01284 702626  
francis@hazells.co.uk