

**REFURBISHED HIGH QUALITY OFFICES**

Dettingen House

Dettingen Way, Bury St. Edmunds, IP33 3TU

High Specification First Floor Offices To Let

2,000 to 3,951 sq ft
(185.81 to 367.06 sq m)

- First Floor Offices in Modern HQ Office Building
- Attractive Communal Entrance Lobby
- Passenger Lift to First Floor
- 14 Car Parking Spaces
- 1.5 Miles from Bury St Edmunds Town Centre

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Summary

Available Size	2,000 to 3,951 sq ft
Rent	£33,000 - £65,000 per annum
Rates Payable	£26,160 per annum
Rateable Value	£54,500
Service Charge	Estimated at £6.00 per sq ft. Please contact the agents for service charge information.
VAT	Applicable
EPC Rating	C (59)

Description

Dettingen House comprises a headquarters office building constructed in 2005 to a high specification. The available accommodation comprises a first floor suite of 3,951 sq ft which could be divided to provide two individual suites. The accommodation is refurbished to a high specification and ready for immediate occupation.

Location

Dettingen House is prominently situated on Dettingen Way a popular and established business location approximately 1.5 miles west of Bury St Edmunds town centre, with excellent access to the A14. Occupiers within Dettingen House include Beckett Investment Management. Nearby occupiers include Towergate Insurance, Glasswells and Vindis Skoda.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Suites 1 & 2	3,951	367.06	Available
Total	3,951	367.06	

Viewings

Strictly by appointment with the sole letting agents Hazells. Call 01284 702626

Terms

Available on new effectively FR&I lease terms to be agreed.



Viewing & Further Information



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