

**TO  
LET**

**HIGH QUALITY, FLEXIBLE OFFICES ON ALL INCLUSIVE TERMS**

A variety of rooms sizes and suites available from 143 to 1,002 sq ft





### Key Details

- New & newly refurbished high quality office space
- Individual rooms or suites of rooms from **143 sq ft to 1,002 sq ft**
- Attractive location approximately three miles south of Bury St Edmunds
- Flexible in-house lease agreements
- All-inclusive rents (*save for business rates*)
- Communal WCs, kitchen & shower facilities
- Impressive client entrance lobby with break out areas
- Shared meeting room facilities on site
- Energy Performance Certificate – B37 (copy available on request)
- Excellent on-site car parking provision
- Electric car charging points available



### Location

Eagle House is prominently situated on the A134 Sudbury Road at Great Welnetham approximately three miles south of Bury St Edmunds town centre.

Bury St Edmunds is an attractive and prosperous market town which forms the commercial and administrative centre of West Suffolk. The town lies 30 miles east of Cambridge, 26 west of Ipswich and 70 miles north of London. The town has excellent road connections serving East Anglia and linking to the national motorway network via the A14 & A11. Rail services are provided with direct trains to Cambridge (42 minutes), Ipswich (38 minutes) and services to London Kings Cross (1 hour 38 mins).

### Description

Eagle House comprises an attractive former public house of brick and flint construction which has been sympathetically converted, restored and extended to provide high quality office accommodation. The accommodation is comprised over ground and first floors with a variety of individual rooms or suites available all accessed from an impressive shared reception lobby with break out areas. Shared WC, kitchen and shower facilities are provided together with meeting rooms available to hire.

### Available Accommodation

UNIT	AREA	PARKING (Unallocated)	RENT
Ground Floor 1	366 sq ft (34 sq m)	3	Let
Ground Floor 2	463 sq ft (43 sq m)	4	Let
Ground Floor 3	430 sq ft (40 sq m)	4	Available - £11,550 pax
Ground Floor 4	290 sq ft (26.9 sq m)	2	Let
Ground Floor 5	430 sq ft (40 sq m)	4	Let
Ground Floor 6	232 sq ft (21.6 sq m)	2	Let
First Floor 1	143 sq ft (13 sq m)	1	Available - £3,850 pax
First Floor 2	95 sq ft (8.9 sq m)	1	Available - £5,600 pax
First Floor 3	221 sq ft (20.6 sq m)	2	Let
First Floor 4	186 sq ft (17 sq m)	2	Let

All rents exclusive of VAT which is payable at the prevailing rate. Business rates not included.



## Terms

Flexible in-house lease agreements on all-inclusive terms.

## What's included?

- High-spec self-contained (E) office space.
- Ample parking on site.
- Flexible 3-year lease with 3-month notice period.
- 24/7 access.
- Electricity, heating and water. (Electricity consumption is subject to our fair use policy).
- Internet: Shared use of site internet (100 Mbps managed leased line) with firewalled connection.
- Basic secure networking of your IT/Comms:
- Agreed quantity of active non-PoE network ports.
- CAT6 network infrastructure.
- Secured guest Wi-Fi in communal areas.
- 3u of server rack space.
- Manned reception area.
- Use of shared space for relaxing and break out meetings.
- Showers and bike racks.
- Use of EV charging points.
- Out-going post: Royal Mail post collection service.
- In-coming post and parcel handling.
- Cleaning of communal spaces.
- Buildings insurance.
- Maintenance of grounds, external building and common internal spaces.

For full details please contact the agents for the Eagle House Menu of Services. Please note Business Rates are not included however 100% small business rates relief may be available.

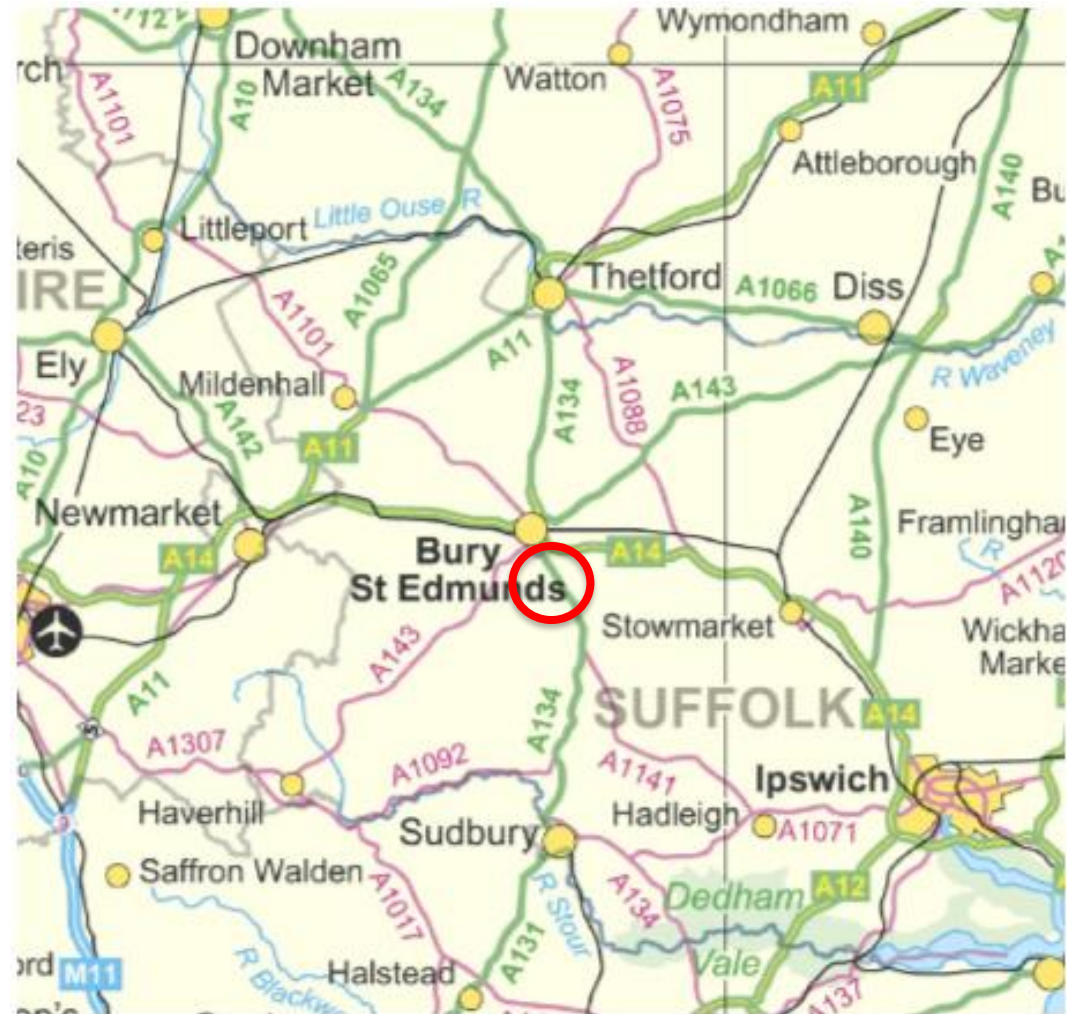
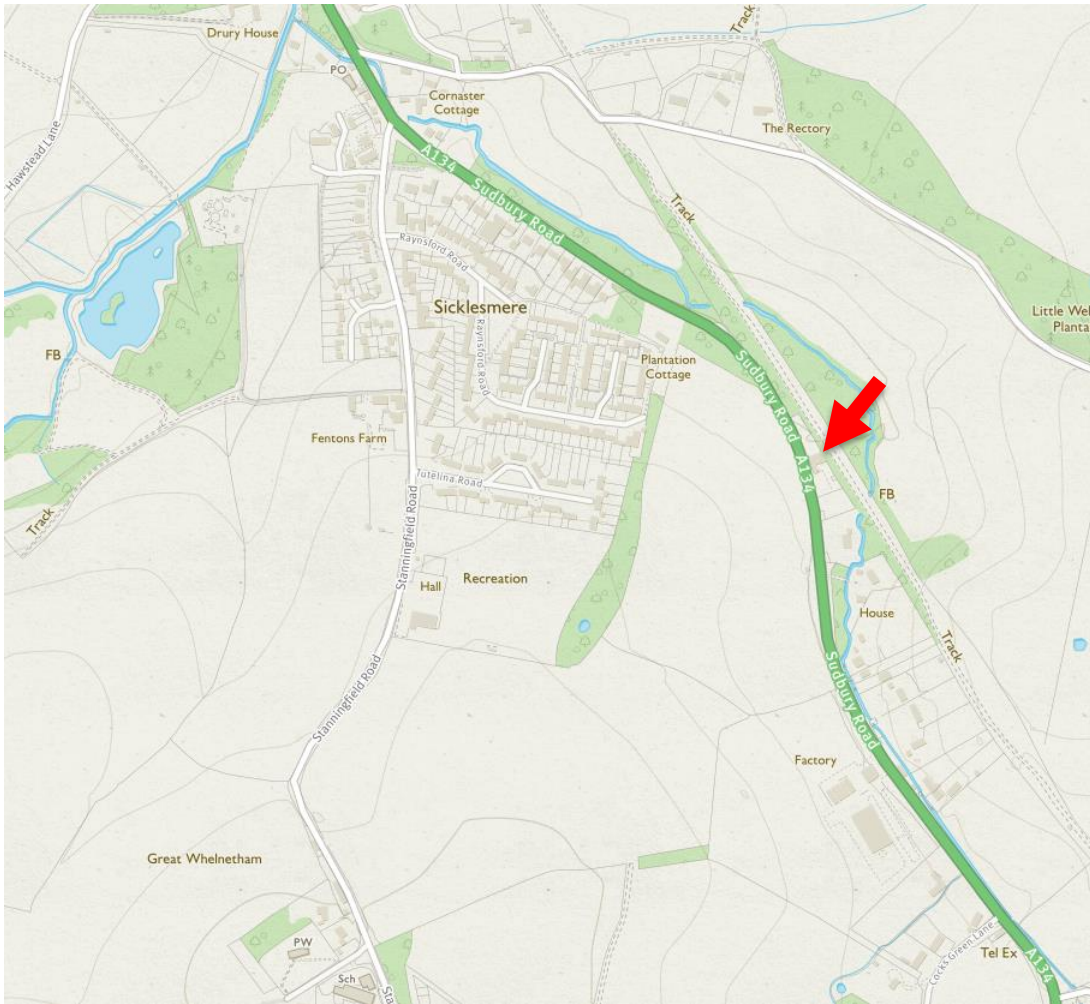
## Viewing & Further Information

Please contact Hazells Chartered Surveyors - 01284 702626 or email the following:

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