

PRELIMINARY DETAILS

Unit 11

Brickfields Business Park, Bury St. Edmunds, IP30 9QS

Self-contained office building with potential for various Class E uses.

1,257 sq ft
(116.78 sq m)

- Providing a net internal floor area of 1,257 sq ft
- Attractive business park setting
- Mix of open plan and single office rooms
- Five on-site car parking spaces (1:250 sq ft)
- Redecorations to be undertaken

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Summary

| | |
|-----------------------|---|
| Available Size | 1,257 sq ft |
| Rent | £17,500.00 per annum |
| Rates Payable | £4.96 per sq ft Some small rates relief available for qualifying businesses. |
| Rateable Value | £12,500 |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs. An undertaking for abortive legal costs will be required from the tenant. |
| Estate Charge | Further information available on request. |
| EPC Rating | C (68) |

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|------------------|--------------|---------------|--------------|
| Ground - Offices | 1,035 | 96.15 | Available |
| 1st - Office | 222 | 20.62 | Available |
| Total | 1,257 | 116.77 | |

Description

An attractive modern two storey office building with brick elevations, aluminium double glazing under a pitched tiled roof. There are four main offices which are accessed via a main reception/office area. The offices benefit from having exposed beams, plastered and painted walls, carpeted floors, gas central heating and broadband.

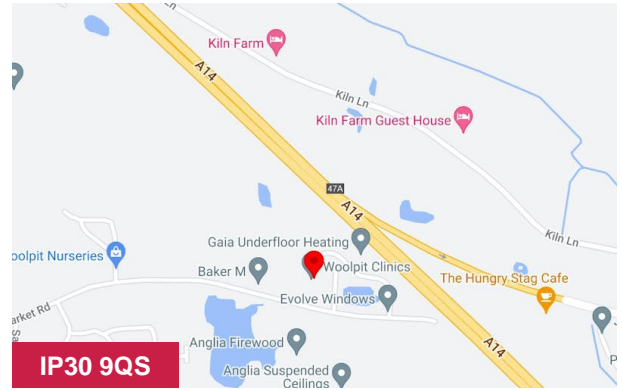
The offices are arranged over two floors with an internal and external staircase leading to the first floor. The building also benefits from having a kitchen, male and female WC facilities.

Location

The historic and well serviced village of Woolpit is strategically situated 9 miles east of Bury St Edmunds and 6 miles west of Stowmarket with its mainline rail service to London (1hr 20 mins). The village lies in the important A14 corridor with excellent links to Ipswich (19 miles), the east coast ports and Cambridge (37 miles). London Stansted airport is within 65 miles. Brickfields Business Park lies on the edge of the village, off the old Stowmarket Road, less than a mile from Junction 47 of the A14.

Viewings

Strictly by appointment with the sole letting agents Hazells.



Viewing & Further Information



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