



Forbes Business Centre Moreton Hall, Bury St Edmunds IP32 7AR

High quality office suite on popular Business Park

- Flexible easy in/easy out terms
- Good internal specification including comfort cooling
- Well presented, fully redecorated, open plan space
- 100% Small business rates relief available (subject to occupier conditions)
- Excellent Business Park location within minutes of the A14 & Town centre

LOCATION

Forbes Business Centre is situated off Kempson Way, one of the main estate roads of the Suffolk Business Park at Moreton Hall.

This area of Bury St Edmunds is regarded as the premier business park and out of town retail location and has attracted a number of substantial and well established occupiers such as Glasswells, Greene King, Sealeys and Taylor Wimpey.

Moreton Hall is situated approximately two miles to the east of the Bury St Edmunds and provides excellent vehicular access to the A14 and the town centre.

DESCRIPTION

Forbes Business Centre is a high quality modern office development providing a total of 16 self-contained. Each suite offers the following high specification:

- Open plan space with some demountable partitions
- Comfort cooling & heating units
- Suspended ceilings with recessed lighting
- Perimeter trunking with Cat 5 cabling
- Kitchen facilities
- Passenger lift serving the First floor
- DDA compliant WC facilities

Externally the property provides good on-site car parking.

ACCOMMODATION

The following unit is currently available and provides an approximate gross internal floor area of:

	Sq Ft	Sq M
Unit 1	750	69.68
Unit 9	750	69.68

There is also the potential to combine two suites and provide 1,500 sq ft. Please contact agents for more information.

RENT

Unit 9 - £9,000 per annum

TERMS

The landlord will grant an flexible pre-prepared licence agreement for a minimum of 3 years with the option for the tenant to terminate on providing not less that 3 months notice after one years occupation.

RATING

Unit 9 is listed in the 2017 Valuation List as 'offices & premises' with a rateable value of £7,900. Occupiers may qualify for 100% small business rates relief, subject to meeting certain conditions.

VAT

VAT is chargeable on the rent, service charge and any other outgoings in accordance with current legislation.

SERVICE CHARGE

The tenant will be responsible for maintaining their demise and contributing to the upkeep of communal areas by way of a service charge which is currently £100 plus VAT per month.

LEGAL COSTS

Each party to be responsible for their own legal fees.

EPC

Rating C-63. A full copy of the EPC is available on request.

VIEWING & FURTHER INFORMATION

For viewings and further information please contact the sole agents Hazells Chartered Surveyors on 01284 702626. Or email the following:

Richard Pyatt MRICS:

richard@hazells.co.uk

Jonathan Lloyd MRICS:

jonathan@hazells.co.uk

(Example photo taken from Unit 13)



Viewings strictly by appointment only with Hazells.

Location Plans

