



## **First Floor Office Suite Equis House, Eastern Way, Bury St Edmunds, IP32 7AB**

### **OFFICE SUITE WITH ON SITE CAR PARLING - TO LET**

- Total area of 2,193 sq ft (203.8 sq m)
- Good internal specification with air cooling
- Shared facilities including receptionist, kitchen and meeting rooms
- 10 car parking spaces
- Security access system

**LOCATION**

Equis House is situated on Eastern Way which is located approximately one mile to the east of the town centre and approximately one and a half miles from J43 of the A14.

Bury St Edmunds lies in West Suffolk approximately 29 miles East of Cambridge, 29 miles West of Ipswich, 41 miles South of Norwich and 77 miles from London. The town is accessed via three junctions off the A14 that provide access to the East coast ports, The Midlands and the national motorway network. There are rail services to Cambridge, London, Ipswich and Peterborough.

**DESCRIPTION**

The premises comprise the first floor of the south wing of a purpose built office building. The suite has recently been substantially refurbished and benefits from carpeted floors, suspended ceilings with recessed lighting, wall mounted radiators, ceiling mounted air cooling cassettes and double-glazed windows. The suite is mainly open plan but there is an internal meeting room with glazed doors and fitted blinds. The core areas provide male and female WCs.

Further facilities are available for use within the building including a kitchen area and large meeting/conference room. A receptionist for the building is located in the ground floor reception.

**ACCOMMODATION**

The suite has been measured in accordance with IPMS 3 of the RICS Property Measurement Standards 2015 and provides the following floor area:

**Total - 2,193 sq ft (203.8 sq m)**

**RENT**

**£26,300 per annum** exclusive plus VAT.

**TERMS**

The suite is available on a new a new lease on terms to be agreed.

**EPC**

The property has an EPC rating of D. A full copy of the report is available from the letting agents.

**VAT**

VAT is payable on the rent and service charge in

accordance with current legislation.

**SERVICE CHARGE**

There will be a service charge for a fair contribution towards the costs of providing cleaning, lighting, heating and other facilities to the common areas associated with the suite.

**RATING**

The tenant is responsible for the payment of rates. A separate assessment has not yet been made for the suite. Contact the letting agents for further information.

**LEGAL COSTS**

The Tenant will be asked to provide an undertaking to pay the Landlord's abortive legal costs should they withdraw from the transaction once solicitors have been instructed. Each party will be responsible for their own costs on completion.

**VIEWING & FURTHER INFORMATION**

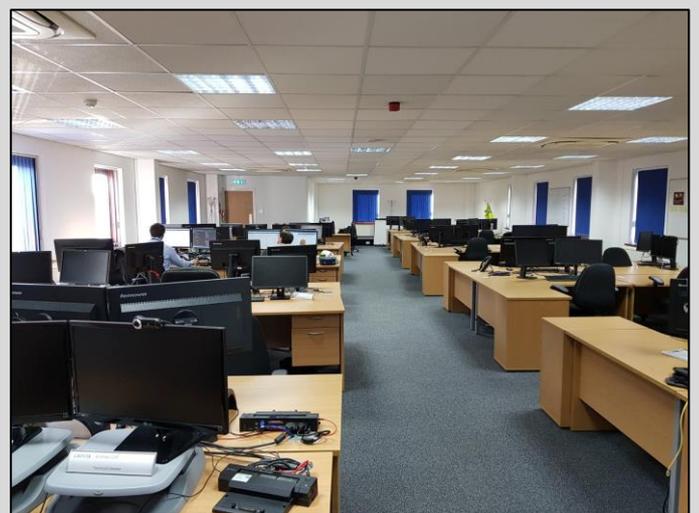
To arrange a viewing or to request further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email:

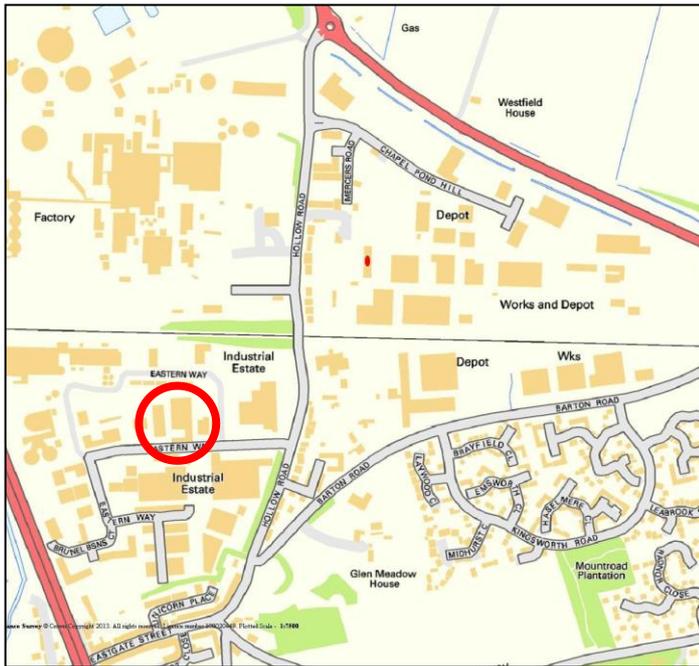
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