



Oriental House, 5 St Andrews Street North, Bury St Edmunds, Suffolk, IP33 1TZ

TOWN CENTRE QUALITY OFFICE PREMISES WITH CAR PARKING

- Fully refurbished to a high standard
- Net Internal area 1,428 sq ft (132.7 sq m)
- Approximately 7 on-site car parking spaces
- Located close to the main retail areas of Bury St Edmunds with good access to the A14

LOCATION

The property is situated close to the main retail areas of the town centre and is also convenient for access onto the A14 and the town's inner ring road. Government offices, the county court and central library are all situated close by.

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

The premises comprise a mid-terraced two storey period property providing excellent office accommodation with on-site car parking.

Internally the offices are fully carpeted with gas fired central heating and wall mounted radiators. The specification also includes ceiling mounted office lighting, a disabled toilet, fitted kitchen units, voice/data and electrical perimeter wiring and fire and intruder alarms.

There is private car parking to the rear of the premises for approximately 7 vehicles.

ACCOMMODATION

The property has been measured in accordance with IMPS 3 as contained in the RICS Property Measurement Standards 2015 and provides the following Net Internal floor areas:

Ground Floor	Sq Ft	Sq M
Reception	109	10.13
Offices	574	53.35
Total	683	63.48

First Floor	Sq Ft	Sq M
Offices	643	59.76
Kitchen	88	8.18
Cupboard	14	1.30
Total	745	69.24

Total: 1,428 sq ft (132.7 sq m)

TERMS

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

RENT

£25,000 per annum exclusive of VAT.

RATING

The property is listed in the 2017 Ratings List under 'offices and premises' and has a rateable value of £15,000. For further information on rates payable please contact Anglia Revenues Partnerships on 01362 656871.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating of D-88. A full copy of the certificate is available from the agents.

VAT

The landlord reserves the right to charge VAT in accordance with current legislation.

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

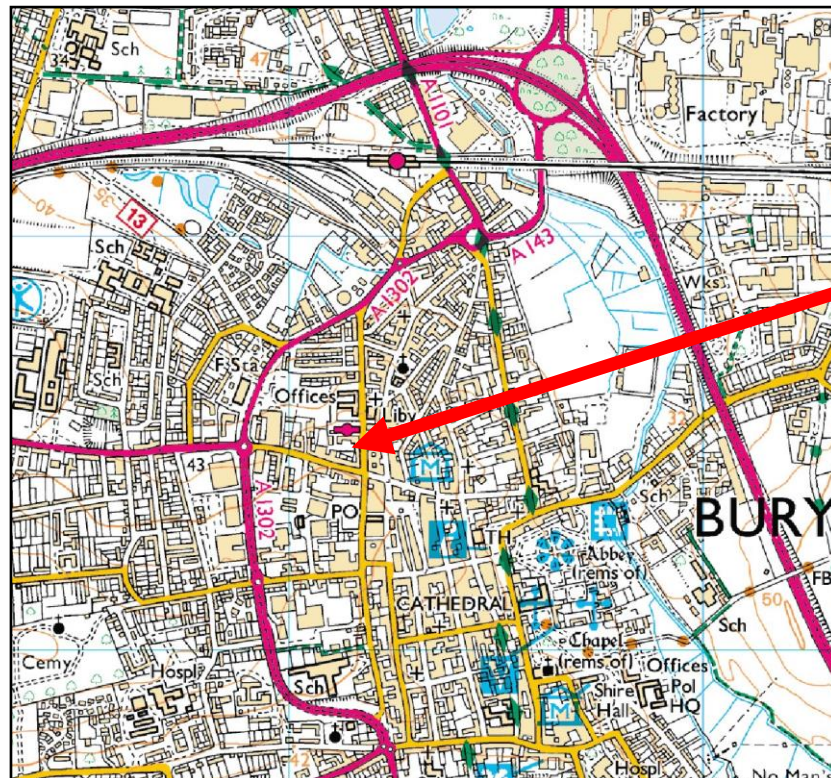
For viewings and further information please contact the sole letting agents Hazells Chartered Surveyors on 01284 702626. Or email the following:

Francesca Bonnett BA (Hons)
francesca@hazellsonline.co.uk

Richard Pyatt MRICS
richard@hazellsonline.co.uk

Jonathan Lloyd MRICS
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Viewings strictly by appointment only with Hazells.



The Property

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