



Third Floor Offices

40-41 Abbeygate Street, Bury St. Edmunds, IP33 1LW

Third Floor Town Centre Offices

775 sq ft
(72 sq m)

- Net Internal Area of 775 Sq Ft
- Prominently Situated on Abbeygate Street, within the prime shopping area of Bury St Edmunds
- Suitable for office use or other uses within Class E
- Small Business Rates Relief available to a qualifying occupier
- Includes kitchenette and male and female WC

Third Floor Offices, 40-41 Abbeygate Street, Bury St. Edmunds, IP33 1LW

Summary

Available Size	775 sq ft
Rent	£9,000 per annum
Rateable Value	£6,900
Service Charge	£1,209.08 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (95)

Description

The property comprises third floor offices which are separated into three separate office/private meeting spaces, and a small entrance lobby and welfare facilities. The suite is to undergo renovation prior to occupation to include emulsioned walls, new carpets and new LED lighting. Heating is provided by a gas fired boiler and radiators.

There is no car parking with the property.

Location

Bury St Edmunds is an attractive and affluent market town. It has a thriving local economy and is supported by an active and busy tourism industry. Bury 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.

The property is prominently situated on Abbeygate Street which forms part of the prime shopping area of Bury St Edmunds. The premises is closely located to Angel Hill, the Cathedral and attractive Abbey Gardens.

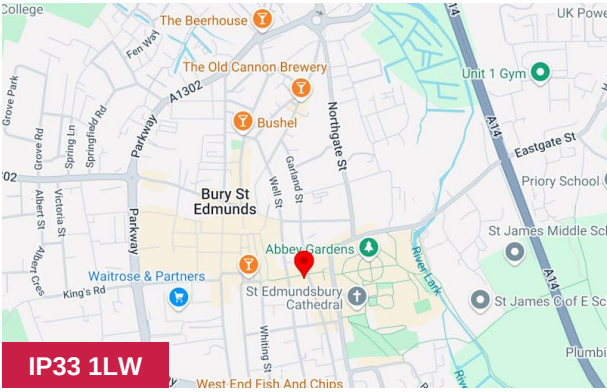
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	775	72	Available
Total	775	72	

Terms

The property is available from the 1st of June 2025 on effective FRI terms.



Viewing & Further Information

 **Francis Britton**
01284 702626
francis@hazells.co.uk

 **Adam Palombo**
01284702626
adam@hazells.co.uk