



7 Whiting Street

Bury St. Edmunds, IP33 1NX

Grade II Listed town centre office building.

2,041 sq ft
(189.62 sq m)

- Attractive town centre building with period features
- Provides return frontage with secondary access from Langton Place
- Providing a total NIA of 2041 Sq Ft (189.62 Sq M)
- Ground floor office area of approx. 682 Sq Ft (63.3 Sq M)
- Available from February 2026

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Summary

Available Size	2,041 sq ft
Rent	£25,000 per annum
Rates Payable	£9,356.25 per annum Based on 2026 valuation, coming into effect in April 2026
Rateable Value	£18,750
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs. Ingoing tenant is required to provide an undertaking for abortive legal costs.
Estate Charge	N/A
EPC Rating	D (100)

Description

The property comprises an attractive grade II listed three-storey office with a basement. The building is of Suffolk white brick construction and benefits from return frontage with access on both Whiting Street and Langton Place.

The ground floor features a generous entrance hall with an impressive 17th-century timber staircase, a rear meeting room, and a large front office/retail area. The upper floors provide four offices, a large storeroom, a WC, and a kitchen/breakout area. Further storage is available in the basement. The office specification includes carpeted floors, electric heating, air conditioning, and a mix of spot lighting, pendant lights, and fluorescent strips.

Location

The property is prominently positioned on Whiting Street close to the main retail areas of Bury St Edmunds town centre. Nearby occupiers include Abbeygate Wealth Management, Hayward Moon Property Lawyers, Santander, HSBC as well as a mix of small independent retailers, businesses and residential occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales office & ancillary	586	54.44	Available
1st - Office & ancillary	682	63.36	Available
2nd - Office & ancillary	484	44.97	Available
Basement - Storage	289	26.85	Available
Total	2,041	189.62	

Terms

Available on a new lease on terms to be agreed.



Viewing & Further Information



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