

**HIGH SPECIFICATION STARTER OFFICE**

Innovation House

4 Boldero Road, Bury St. Edmunds, IP32 7BS

**High specification office in
an established business area**

628 sq ft
(58.34 sq m)

- Net Internal Area of 628 sq ft (58.34 sq m)
- 100% business rates relief for qualifying businesses
- Comfort cooling/heating provided
- 4 dedicated parking spaces
- Approximately 1 mile from J44 of the A14
- Alternative uses may be considered

Summary

Available Size	628 sq ft
Rent	£10,500 per annum
Rates Payable	£3,628.80 per annum 100% small business relief for qualifying occupiers.
Rateable Value	£8,400
Service Charge	£2,980.80 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (93)

Description

The suite forms part of a well-maintained modern office park which benefits from generous car parking. The accommodation comprises a bright, open plan ground floor office suite that has been redecorated throughout, featuring comfort cooling and heating, suspended ceilings with recessed lighting, carpeted floors, an integral kitchen, shared WC facilities, and demountable office partitions.

Externally, the property benefits from profiled metal cladding, a large glazed frontage and a forecourt providing four demised car parking spaces.

The suite is well suited to a range of occupiers, particularly small and growing businesses looking for high-quality, flexible space.

Location

Bury St Edmunds is an attractive and affluent market town, with a strong and diverse local economy. Located in West Suffolk, the town sits approximately 29 miles east of Cambridge, 29 miles west of Ipswich, 41 miles south of Norwich, and 77 miles north-east of London. Three junctions of the A14 provide quick access to the surrounding areas and the wider national motorway network.

The property is situated on Boldero Road within the Moreton Hall area, which has established itself as Bury St Edmunds' primary business and out-of-town retail destination. Junction 44 of the A14 is approximately one mile away, and the town centre is within two miles.

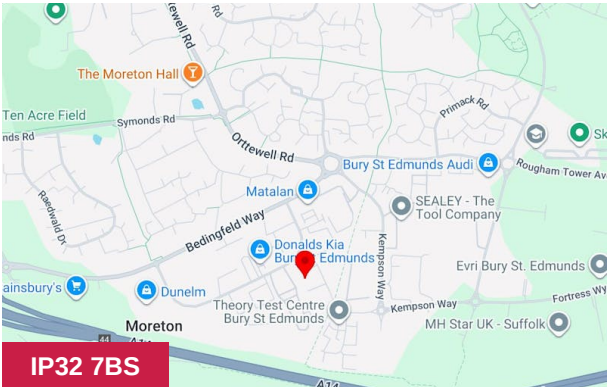
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	628	58.34	Available
Total	628	58.34	

Service Charge

The tenant will be required to contribute a fair proportion toward the service charge. This includes Water rates, cleaning of communal areas, ground maintenance, air con servicing, fire alarm testing and waste collection.



Viewing & Further Information

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