Scenic Rural Office within Minutes of Bury St Edmunds

Suite 1a
Total Net Internal 316 sq ft (29.4 m²)

TO LET

Large Communal Car Park

Fornham Business Court, The Drift, Fornham St Martin, Bury St Edmunds, IP31 1SL
**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 tourist business. There is a population of approximately 36,000 based on the 2001 census and a population of 150,780 inhabitants within 12.5 miles (20 kms).

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 served by three junctions off the A14, which provides 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 situated within 1.5 miles of Bury St Edmunds town centre yet benefits from a stunning rural setting forming part of a working arable farm.

**Description**
The suite comprises part of a recently developed business centre which benefits from a large communal car park, enclosed entrance foyer, lit common areas all within a wonderful scenic setting.

The premises comprise a single storey office suite with carpeted floors, plastered and emulsioned walls and ceiling, double glazed windows, air cooling/heating unit and florescent strip lighting. There is also fitted cabling for voice/data use.

**Accommodation**
The premises have been measure in accordance with the RICS Code of Measuring Practice and provides the following approximate net internal areas:

<table>
<thead>
<tr>
<th>Use</th>
<th>Sq Ft</th>
<th>M²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Offices</td>
<td>316</td>
<td>29.4</td>
</tr>
<tr>
<td>Toilet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kitchenette</td>
<td></td>
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</tbody>
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**Terms**
The property is available on a new lease for a period to be agreed on internal repairing terms. The rent is inclusive of external repairs, service charge, water and insurance but excludes rates, electricity and telephone.

**Rent**
£3,750 per annum plus VAT if applicable.

**VAT**
The landlord reserves the right to charge VAT on the rent.

**Legal Costs**
The tenant will be required to provide an undertaking to pay abortive legal costs in the event they withdraw from the transaction once solicitors have been instructed. Each party will be responsible for their own costs on completion.

**Rating**
The premises are not currently assessed for rating purposes.

For information regarding rates and how they are assessed please go to www.businesslink.gov.uk

**Local Authority**
St Edmundsbury Borough Council. Tel 01284 763233

**Viewing & Further Information**
Contact sole letting agents:

Jonathan Lloyd MRICS
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or
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