

OFFICES TO BE REFURBISHED



4 & 4a Greenwood Court

Bury St. Edmunds, IP32 7GY

**Attractive business park
offices to be refurbished to
a high standard**

942 to 1,889 sq ft
(87.51 to 175.49 sq m)

- Providing a total of 1,889 sq ft
- Seven on-site car parking spaces
- Prominent corner position
- High quality partitioning & comfort cooling
- Refurbishment to include redecoration, new carpets and new kitchen
- Excellent location close the A14 and within minutes of town centre

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Summary

Available Size	942 to 1,889 sq ft
Rent	£15,500 - £31,000 per annum
Rates Payable	£7.20 per sq ft
Rateable Value	£27,250
Service Charge	For information please contact the agents.
VAT	Applicable
Legal Fees	Each party to bear their own costs. The ingoing tenant will be required to pay an undertaking for abortive legal costs.
Estate Charge	N/A
EPC Rating	C (61)

Description

Greenwood Court comprises an attractive terrace of four modern office buildings within a purpose built campus office development.

Unit 4 provides a self-contained building set over ground and first floor. The existing specification includes a mix of Cat-2 and LED lighting, suspended ceilings, comfort cooling, passenger lift to first floor, perimeter trunking, open plan work areas and some partitioning.

The accommodation will be refurbished to include contemporary decoration, new carpets and a new kitchenette.

Seven on-site car parking spaces are provided, including one DDA space.

Location

Greenwood Court is prominently positioned on Skyliner Way, one of the main estate roads serving the prestigious Suffolk Business Park development. Suffolk Business Park is Bury St Edmunds pre eminent business location. Conveniently situated two miles east of Bury St Edmunds town centre and immediately adjacent to the A14. Major office occupiers on the park include Whiting Partners Accountants, Bloor Homes, Taylor Wimpey and Suffolk Housing Association. Other commercial occupiers include Audi, John Banks Honda, Skechers & Greene King.

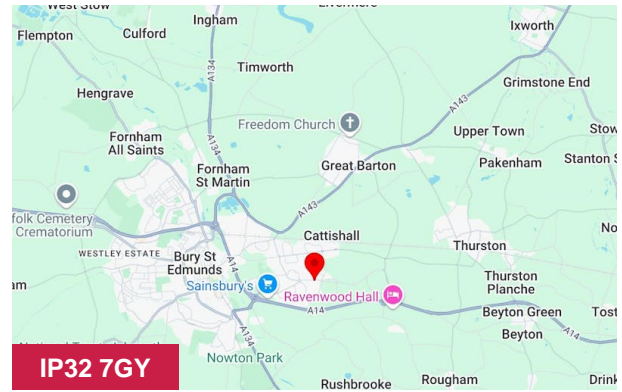
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - Suite 4 - Ground floor	942	87.51	Available
Suite - Suite 4a - First Floor	947	87.98	Available
Total	1,889	175.49	

Terms

A new 6 year lease with tenant only break option and rent review at the third anniversary. Alternatively flexible & serviced packages can be available and a rent to be agreed.



Viewing & Further Information



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