

OFFICES TO BE REFURBISHED



3a Greenwood Court

Bury St. Edmunds, IP32 7GY

**Well presented business
park office suite in attractive
campus development**

964 sq ft
(89.56 sq m)

- Providing a total area of 964 sq ft
- Three on-site car parking spaces
- High quality partitioning & comfort cooling
- Excellent location close the A14 and within minutes of town centre
- Well presented offices with open plan and partitioned areas
- Consideration given to flexible or serviced agreements

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Summary

Available Size	964 sq ft
Rent	£15,500 per annum
Rates Payable	£7.20 per sq ft
Rateable Value	£15,000
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 (64)

Description

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

Unit 3a comprises a well presented first floor office suite providing open plan accommodation with a generous sized meeting room. The existing specification includes a mix of Cat-2 and LED lighting, suspended ceilings, comfort cooling, passenger lift and perimeter trunking.

Three on-site car parking spaces are provided, with shared use of one further 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 to the 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.

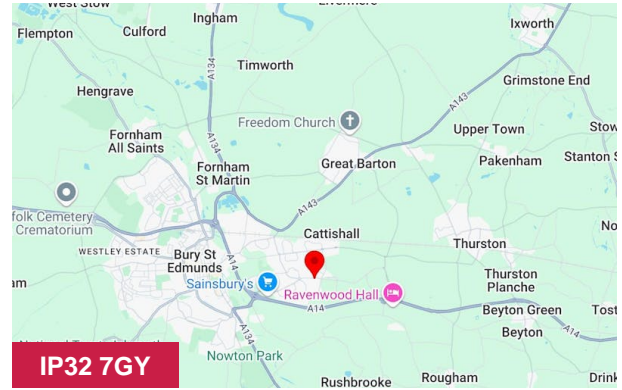
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - Suite 3a - First floor	964	89.56	Available
Total	964	89.56	

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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