

**ATTRACTIVE COMMERCIAL PREMISES SUITABLE FOR OFFICE OR ALTERNATIVE USES**

**TO  
LET**



- Pavilion premises set within a high quality redevelopment of historic rural farm buildings
- Providing a net internal floor area of 848 sq ft (78.74 sq m)
- Open plan, high specification space with character features & excellent natural light
- Pleasant countryside setting with communal grounds & on-site amenities (inc. the Folk Café)
- Unparalleled on-site parking and good access to the town centre and A14

### LOCATION

Fornham Business Court is located in a superb rural environment and is situated only 1.5 miles north of Bury St Edmunds town centre. Other occupiers include Ashtons Legal, Go-Ape, Ebcam & the Folk Café.

The development provides excellent access to the A14 as well as Bury St Edmunds railway station which provides rail services to Cambridge (42 mins) Ipswich (38 mins) and London (1 hr 38 mins).

Bury St Edmunds is an attractive and affluent market town. The town lies within West Suffolk, approximately 29 miles east of Cambridge, 29 miles west of Ipswich, 41 miles south of Norwich, and 77 miles north east of London.

### DESCRIPTION

Fornham Business Court is an attractive re-development of brick and flint barns and outbuildings which have been redeveloped to provide high quality, contemporary office accommodation.

Suite 7 comprises a standalone Pavilion in the centre of the business court. It is an attractive timber framed and featherboard clad property set under a pitched pantile roof. The high specification finish includes:

- Comfort cooling and heating
- Perimeter trunking and cabling
- Office grade lighting
- Kitchenette facilities
- Full height glazing
- Excellent on-site parking

### ACCOMMODATION

The following net internal floor areas are provided:

	Sq ft	Sq m
Building 7	848	78.74

### RENT

£16,000 per annum plus VAT.

### TERMS

The accommodation is available on a new five year lease on terms to be agreed.

### VAT

All figures quoted are subject to VAT at the prevailing rate.

### SERVICE CHARGE

There is no additional service charge at Fornham Business Court. The cost of maintaining the common parts & landscaping is included within the rent.

### RATING

Suite 7 is described as 'pilates studio and premises' with a rateable value of £10,250. 100% small business rates relief will be available for qualifying businesses.

### EPC

Contact the agents for a full copy of the EPC.

### LEGAL COSTS

The Landlord will issue an in house tenancy agreement. Each party is to bear their own legal costs.



### VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact Hazells on 01284 702626. Or email:

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Fornham Business Court entrance



Suite 7 external



Suite 7 internal



Suite 7 external



The Folk Cafe



Fornham Business Court

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