



BLLENHEIM HOUSE

Newmarket Road, Bury St. Edmunds, Suffolk, IP33 3SB

To Let



- 6,221 ft² (577.97 m²) Office Accommodation
- Available as a Whole or in Parts
- Suite A Recently Refurbished to High Standard
- Prominent Building with Good Access to J. 42 of the A14
- On Site Parking Provision

LOCATION

Blenheim House is a prominent three storey office building on the corner of Newmarket Road and Dettingen Way, approximately 1 mile (1.7km) to the west of the town centre of Bury St Edmunds. Newmarket Road is the main arterial route into the town from Junction 42 of the A14, and has a mix of residential and commercial occupiers.

Bury St Edmunds is a popular and historic market town in West Suffolk with a resident population of 41,310 (2020). It sits adjacent to the A14 trunk road which provides access to the International Container Port of Felixstowe 42 miles to the East and the city of Cambridge 29 miles to the West. It lies approx.. 49 miles North East of Stansted Airport and 80 miles North East of Central London. The town is served by rail services to Ipswich (30 minutes) and Cambridge (40 minutes) with both providing onward travel to London stations with a total journey time of C. 1 hr 45 mins.

DESCRIPTION

The property comprises a second floor office suite currently divided into two separate suites. Suite A is situated to the front of the building overlooking Newmarket Road and comprises an open plan office area, cellular meeting room and staff break out area all of which have been refurbished to a high standard.



Suite B is positioned to the rear of the property and provides modern un-refurbished open plan office accommodation, which allows an occupier flexibility to establish their own identity on the accommodation.

The second floor is served by an 8 person passenger lift and there are communal male/female toilets off the central core dividing the two office suites.

The 2nd floor benefits from 22 car parking spaces, representing a parking ratio of 1:283 sq ft.

ACCOMMODATION

On a Net Internal Area (NIA) basis the property measures:

DESCRIPTION	ft ²	m ²
2nd Floor - Suite A	3,776	350.76
2nd Floor - Suite B	2,446	227.21
Total	6,221	577.97

SERVICES

Mains water, electricity and drainage are believed to be available to the property. Interested parties are advised to make their own enquiries to the relevant service providers.



BUSINESS RATES

From investigations into the Valuation Office Agency website (www.gov.uk/find-business-rates) we note the 2nd floor as a whole has a Rateable Value of £77,500. For the year 2022/2023, the Uniform Business Rate multiplier is 51.2p in the £.

In the event the accommodation is let on a suite by suite basis then the premises will need to be re-assessed.

PLANNING

From internet enquiries of the West Suffolk Council planning portal, the property is consented for Class B1 (Business & Offices). This is a use now classified under Class E (g) (i) under the Town and Country Planning (Use Classes) Order 1987, as amended.

EPC

C:68

IMPORTANT

The services, fixtures, fittings, appliances, and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

VAT

The premises have not been opted for tax and as such VAT will not be payable on the rent.

SERVICE CHARGE

A service charge is to be payable by the tenant to reimburse the landlord for the costs of the communal parts of the building.





RENT

The property is available to let as a whole or on a suite by suite basis by way of a new effectively Full Repairing and Insurance lease for a term not exceeding 30th March 2031.

Rent is to be paid quarterly in advance and exclusive of VAT, service charge and all other outgoings.

Suite A = £60,500 pax

Suite B = £39,250 pax.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with Sole Agent Savills:

Phil Dennis

07799 221 113

pdennis@savills.com



IMPORTANT NOTICE

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