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**shires**

residential



**Office A, 9 Guildhall Street, Bury St. Edmunds, Suffolk, IP33 1PR**

**Rent - £400 Per Calendar Month**

**Deposit - £461**

Sizeable office located in an attractive town centre listed building. With shared facilities and kitchen. Suitable for professional use.

- IN AN ATTRACTIVE LISTED BUILDING
- RENT INCLUDES HEATING, WATER & LIGHTING
- AVAILABLE AT THE END OF AUGUST
- SUITABLE FOR PROFESSIONAL USE
- USE OF SHARED TOILET AND KITCHEN FACILITIES

- In an attractive listed building
- Suitable for professional use
- Rent includes Heating, Water & Lighting
- Use of shared toilet and kitchen facilities
- Available at the end of August

#### Description

Second floor office. Use of shared toilet and kitchen facilities.

#### Location

Situated in Bury St Edmunds town centre in one of the established business districts.

Bury St. Edmunds is one of Suffolk's most attractive market towns and it affords excellent educational, recreational and cultural amenities including the Abbey Gardens and its ruins, the Theatre Royal, Art Gallery and Cathedral Church of St. James together with extensive shopping facilities, including the new Arc shopping centre. The A14 trunk road gives fast access to Ipswich, the east coast, Cambridge, the Midlands, Stansted Airport and London via the M11 and there is also an indirect rail connection to London.

#### Terms

The property is to be let on an a twelve month licence. The licence terminable after twelve months by either party giving three months' notice in advance. Licence fee paid monthly in advance. A 5 week default deposit will also be required at the time of signing the licence agreement.

#### Costs

In-going Tenants will be required to make a contribution of £350 plus VAT towards the preparation of the Licence Agreement.

#### Disclaimer

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.