

Leasehold Opportunity

From £1,300pcm

www.paulhubbardonline.com/commercial



ACTIVE BUSINESS CENTRE, ST ANDREWS CASTLE

Characterful serviced office suites available within the prestigious Active Business Centre at historic St. Andrews Castle, Bury St Edmunds.

Bury St Edmunds, Suffolk.

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**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



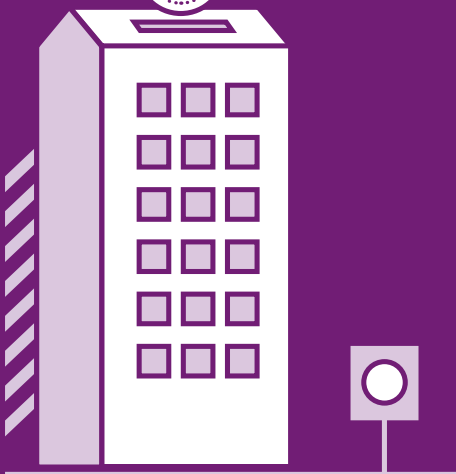
1. Fully serviced office suites with all-inclusive monthly costs

2. Located within the historic Grade II* listed St. Andrews Castle

3. Flexible licence terms suitable for a range of business occupiers

4. On-site parking, meeting rooms and reception facilities available

5. Walking distance to Bury St Edmunds town centre and railway station



DESCRIPTION



Paul Hubbard Commercial are proud to bring to market a selection of serviced office suites within the prestigious Active Business Centre, located at the historic St. Andrews Castle, St. Andrews Street South, in Bury St Edmunds.

Occupying an impressive Grade II* listed building set within attractive landscaped grounds, the Business Centre provides a unique combination of character accommodation and modern business facilities in a highly accessible town centre location.

The centre offers fully serviced office accommodation on flexible licence terms, ideal for small businesses, consultants, remote teams and growing companies seeking high quality workspace without the commitment of a traditional lease.

Occupiers benefit from an all-inclusive monthly fee covering rent, utilities, business rates, internet, cleaning, maintenance, security and reception services.

The building also benefits from shared kitchen and WC facilities, on-site car parking, conferencing and meeting rooms, together with communal breakout areas designed to support day-to-day business operations.

Located on St. Andrews Street South, the property is conveniently positioned within walking distance of Bury St Edmunds railway station, the town's bus station and an extensive range of retail, leisure and food & beverage amenities, providing excellent accessibility for both staff and visitors alike.

Combining historic surroundings with practical modern workspace, Active Business Centre provides a professional and characterful business address in one of Suffolk's most established market towns.



AVAILABLE SPACES



Office F2 – £1,400 PCM

323 sq ft (30 sq m)

Suitable for approximately 4 people

A spacious first floor serviced office suite located within the characterful surroundings of St. Andrews Castle. Office F2 benefits from good natural light and forms part of the well-established Active Business Centre.

The monthly licence fee is fully inclusive of:

- Rent
- Utilities and heating
- Business rates
- Internet
- Cleaning and maintenance
- Building insurance (excluding personal contents)
- Reception services and refreshments
- Building security
- Car parking
- Use of shared kitchen and WC facilities
- Access to on-site meeting and conferencing rooms (subject to availability)

The offices are available on flexible terms with a minimum 6-month licence agreement.



AVAILABLE SPACES



Office F4 – £1,300 PCM

300sq ft (28 sq m)

Suitable for approximately 4-5 people

A well-proportioned first floor serviced office suite within the popular Active Business Centre. Office F4 provides an attractive and professional workspace in a unique period building, ideal for small businesses, consultants or satellite office occupiers.

The monthly licence fee is fully inclusive of:

- Rent
- Utilities and heating
- Business rates
- Internet
- Cleaning and maintenance
- Building insurance (excluding personal contents)
- Reception services and refreshments
- Building security
- Car parking
- Use of shared kitchen and WC facilities
- Access to on-site meeting and conferencing rooms (subject to availability)

The offices are available on flexible terms with a minimum 6-month licence agreement.

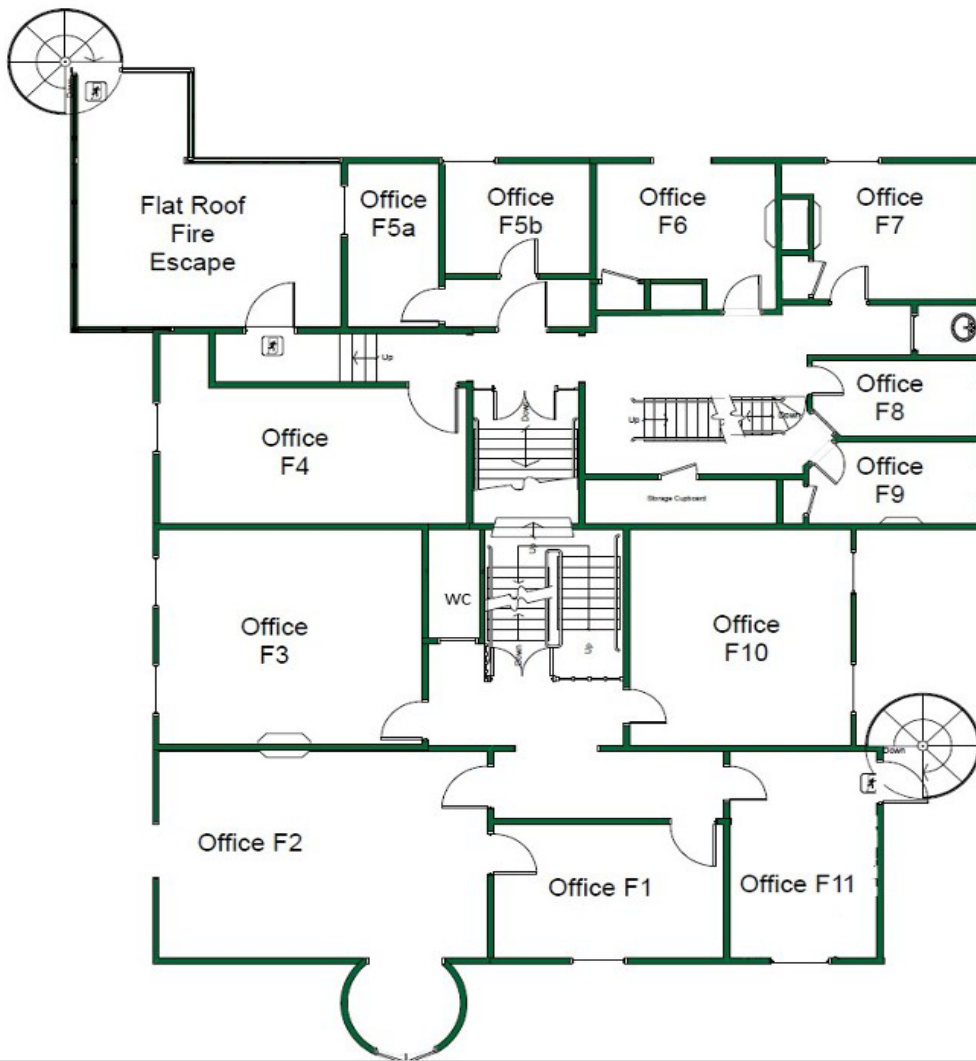












First floor plan
Active Business Centre
St Andrews Castle
St Andrews Street South

RATES

Rateable value

N/A

Business rates are currently included in the quoted rent.

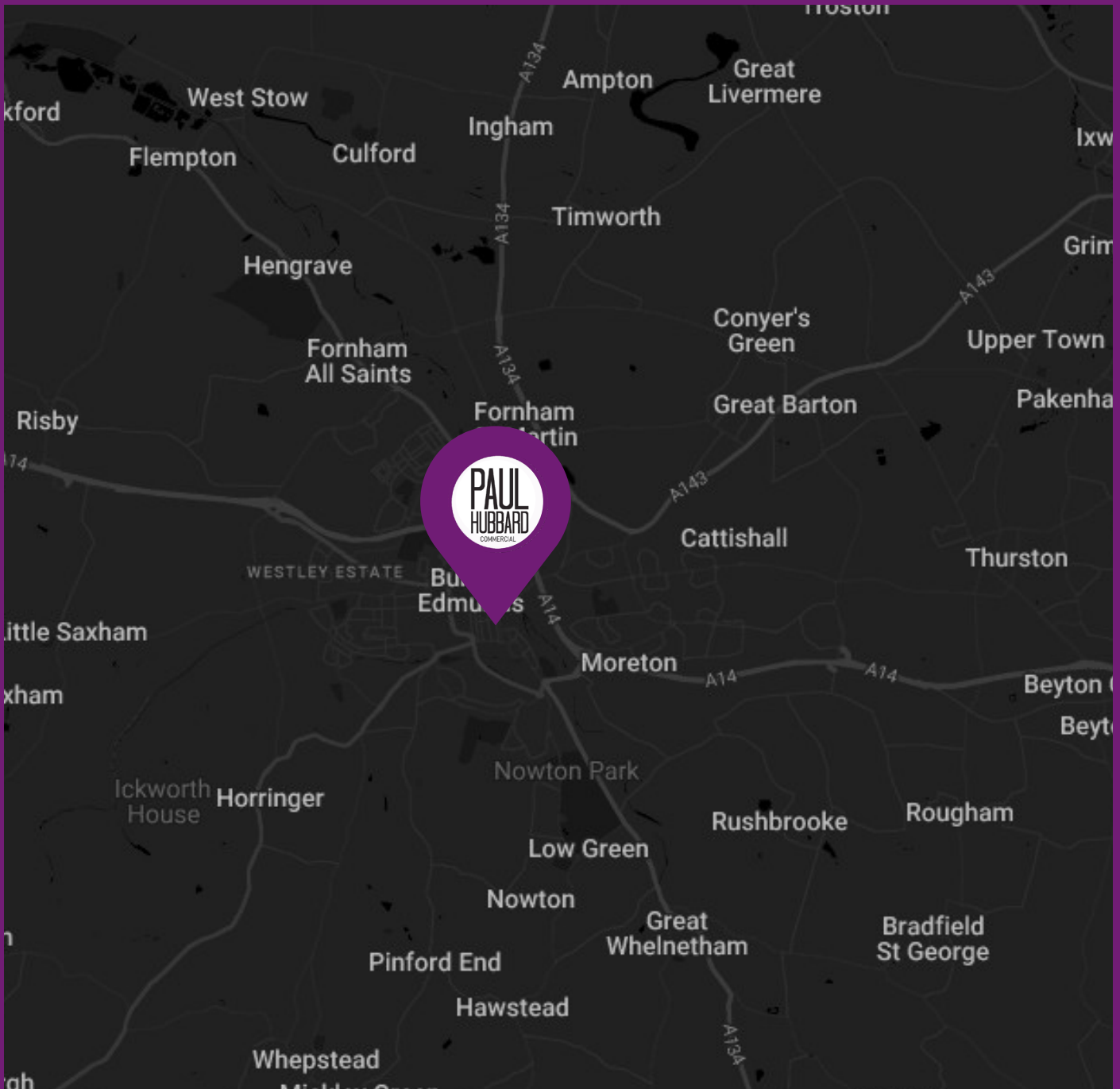


LOCATION



St Andrews Castle
33 St Andrews St South
Bury St Edmunds
Suffolk
IP33 3PH

Bury St Edmunds is one of Suffolk's most attractive and well-connected market towns, renowned for its historic architecture, thriving business community and excellent range of amenities. The town offers an extensive mix of independent retailers, national brands, cafés, restaurants and leisure facilities centred around the historic Abbey Gardens and cathedral quarter. Bury St Edmunds benefits from strong transport links via the A14, providing convenient access to Cambridge, Ipswich, Newmarket and the wider East Anglia region, whilst the town's railway station offers regular services to Cambridge, Ipswich and London connections. The town continues to attract a diverse range of professional occupiers, making it an established and desirable commercial location within the region.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 28 day notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT

To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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