



Units 2, 3, 8 & 9, Vicon House, Western Way, Bury St Edmunds
IP33 3SP

1221998/2025B



BTG
Eddisons

VICON HOUSE, UNITS 2, 3, 8 & 9

WESTERN WAY, BURY ST EDMUNDS, IP33 3SP



Agreement

To Let



Detail

Offices & Warehouse



Rent

£35,100 - £177,850 pax



Size

5,168 sq ft to 23,088 sq ft



Location

Bury St Edmunds, IP33 3SP



Property ID

1221998/2025B

For Viewing & All Other Enquiries Please Contact:



Simon Burton
BSc (Hons)
Director

Simon.Burton@eddisons.com

01284 715005

01284 702655

Property

The property provides well-appointed office accommodation arranged over the first floor of a multi let building, and a ground floor warehouse with ancillary offices - the building has dedicated on site car parking and can be let as a whole or in parts. The offices benefit from a good specification including suspended ceilings, part air conditioning, large open plan offices, individual board and meeting rooms, breakout spaces and a modern reception lobby.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Unit 2	8499	9,149
Unit 3	814.9	8,771
Units 8 & 9	480.1	5,168
Total GIA	2,155	23,088

Energy Performance Certificate

Rating: The property has an EPC Rating of D(89)

Services

Mains electricity and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Town & Country Planning

The property has most recently been used for offices under class E of the Use Classes Order (previously listed as class B1). We recommend interested parties make their own enquiries as to the suitability of their proposed use with the local planning authority.

Rates

Charging Authority: West Suffolk
Description: Offices and Premises
Rateable Value: £154,000 (2023 assessment)

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available to let on a new effective full repairing and insuring lease for a term and on terms by negotiation..

Rent

Unit 2 - £77,750 per annum exclusive, Unit 3 (warehouse only) - £35,100 per annum exclusive, Units 8 & 9 - £65,000 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located in a prominent position on Western Way, a popular and well-established commercial location to the west of Bury St Edmunds town centre, close to its junction with Newmarket Road. Western Way is home to a mix of commercial uses and nearby occupiers include Havebury Housing, N2S, ASDA, The Range & B&M.





