

Modern Office in Rural Setting - TO LET

Manor Farm Offices, Bridgham, Norwich, Norfolk, NR16

Merrifields



Size: 435 Sq Ft

Located in a quiet rural business environment

Easy access to the A11


NIA of approximately 435 sq ft


Modern specification with EPC rating of A

Available immediately To Let on terms to be agreed



 01284 700 700

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Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RL

Description

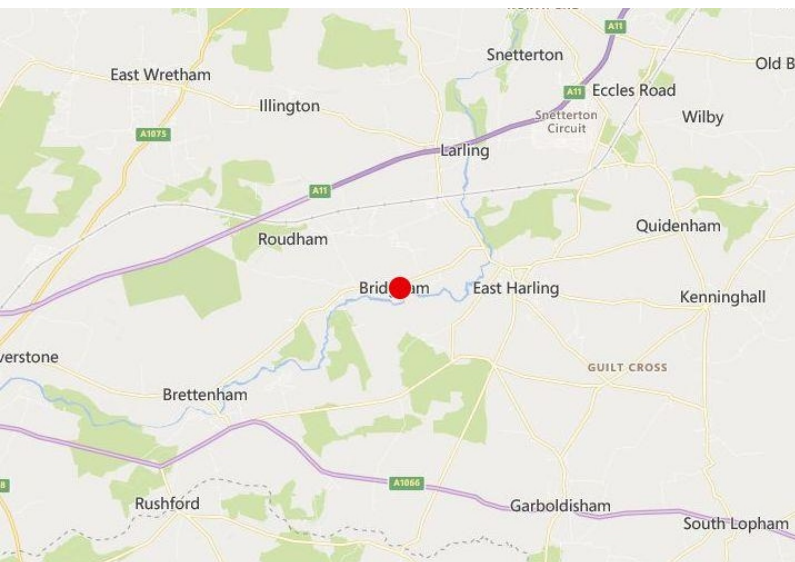
Manor Farm is a Business Park converted from Agricultural buildings in quiet rural setting. Bridgham is located around 7 miles North east of Thetford and provides good access to the A11 within 2 miles. The premises provide modern office accommodation including Kitchen, WC, open plan offices, meeting room with under floor heating. The offices are energy efficient and have a A grade EPC rating. Externally there is ample parking available.

Accommodation

The property has been measured to produce the following Approximate dimensions and Net Internal Areas:

Total	435 Sq Ft	40.41 Sq M
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Ample parking spaces available



Availability

The property is available TO LET immediately on terms to be agreed

Rent

£7,500 per annum exclusive

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £4,150 (2017)

Small business rates relief may be available.

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises are suitable for office and business service uses within class E of the use classes.

EPC

The EPC rating is A (24)

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Viewing & Further Information

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REF: A0487 / 27.03.24

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