

Grade II Listed Town Centre Offices - To Let

30 Bridge Street, Thetford, Norfolk, IP24 3AG

Merrifields



Size: 2,566 Sq Ft

Located within 1 mile of the A11


Accommodation split across 2 floors


Close to town centre amenities

Allocated parking to the rear

Available on a new lease on terms to be agreed

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

Description

30 Bridge Street is located approximately 1 mile from there A11 trunk Road on the edge of Thetford town centre off the Bury Road.

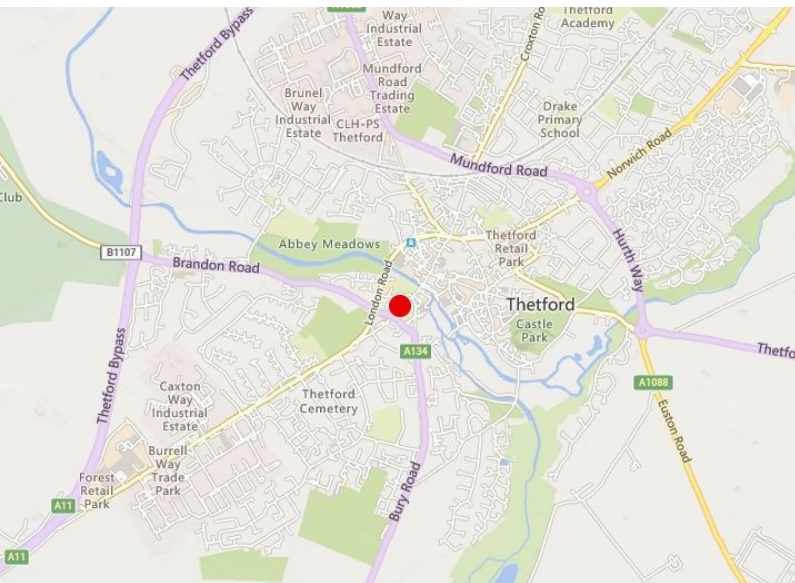
The Grade II listed office space is arranged in a modular fashion and includes a reception area, kitchenette, conference room, 3 offices and WC on the ground floor and 5 offices with WCs on the first floor.

There is car parking available to the front and rear of the property. The specification of the space includes, CAT II lighting, carpeting and perimeter trunking.

Accommodation

The property has been measured to produce the following Approximate dimensions and NIAs:

Total	2,566 Sq Ft	238.38 Sq M
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Availability

The property is available TO LET from March 2024 on terms to be agreed.

Rent

£25,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is TBC.

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 have most recently been used as a school under a F.1 use class. The premises would be suitable for various office and business services uses within Class E of the use classes order STPP.

EPC

The EPC rating is D (94).

Viewing & Further Information

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