

Prominent Town Centre Office - TO LET

Bridge House Bridge Street, Thetford, Norfolk, IP24 3AA

Merrifields



Size: 492 Sq Ft

Superb location adjacent River Little Ouse

First floor office suite incorporating 3 rooms

2 allocated parking spaces

Available from February 2026 on a new lease

Small Business Rate Relief may be available



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

Description

Bridge House is located in a prominent position overlooking the Little Ouse in Thetford town centre opposite the Bell Inn.

The first floor office suite comprises 3 rooms with access to a communal kitchen and WC with shower. The specification includes electric panel heaters, carpeting, lighting and sash windows. The office will have the use of 2 car parking spaces.

Accommodation

The property has been measured to produce the following approximate NIA(s):

Total	492 Sq Ft	45.71 Sq M
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Availability

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

Rent

£6,750 per annum exclusive.

VAT

The premises are not opted for VAT.

Business Rates

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 are suitable for a variety of commercial, business and service uses within class E of the use classes order including retail, professional services and cafe use.

EPC

The EPC rating is E (24)

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Viewing & Further Information

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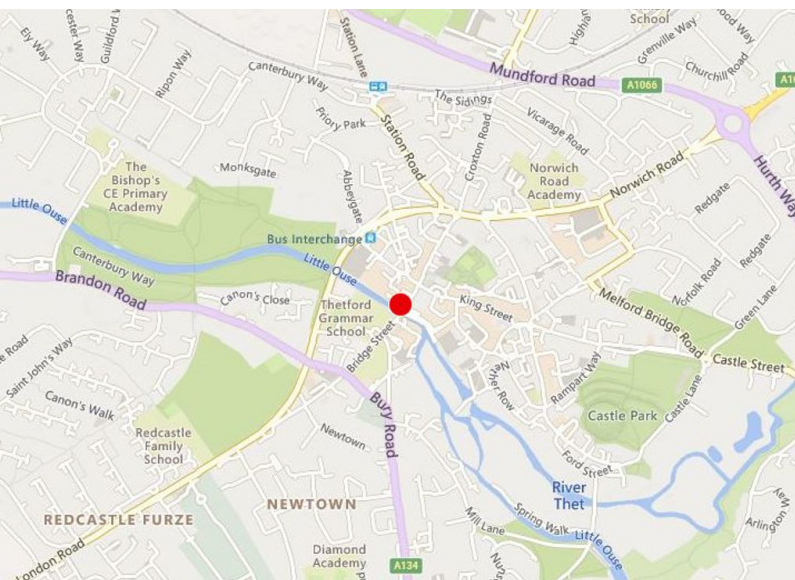
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