

Large Office - Available To Let Immediately

Second Floor Thetford Innovation Centre Croxton Road, Thetford, Norfolk, IP24 1JD

Merrifields



Size: 4,931 Sq Ft

Modern purpose built office in central East Anglia

Serviced reception with on site cafe

Whole office floor available, modular or open plan

Good quality office space with ample parking

Available To Let immediately on terms to be agreed

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

Description

Located in central East Anglia, the Thetford Business Centre just off Mundford Road in Thetford is a purpose built office building. The property is approx. 1 mile off the A11 and a 0.5 mile walk from Thetford train station.

The business centre is now offering the opportunity of letting the second floor unit as a whole. This would benefit from up to 8 office rooms, two with separate meeting rooms adjoined. The landlord is flexible in regards to specialised fit outs/ opening up of the office as appropriate.

Notable drive distances; Norwich 30 miles, Cambridge 40 miles and Stansted Airport 56 miles.

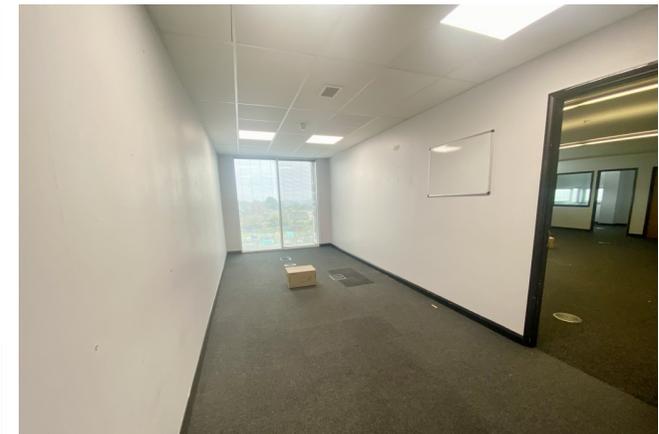
The property benefits from a cafe, 64 space car park, serviced reception, air cooling and heating, meeting room, carpeting, passenger lift, kitchen and WC facilities.

Accommodation

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

Total	458.09 Sq M	4,931 Sq Ft
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This poses an excellent opportunity for a business to take over the whole second floor of this modern business centre in Thetford. The accommodation provides a practical and well-arranged layout suitable for a variety of office users. The tenants would also benefit from access to the shared facilities within the building such as the cafe and manned front desk.



Availability

The offices are available TO LET immediately on flexible lease terms to be agreed.

Rent

£49,310 per annum exclusive of service charge.

VAT

The premises are opted for VAT.

Business Rates

Each unit has its own rateable value, small business rate relief may be available.

Service Charge

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

Costs

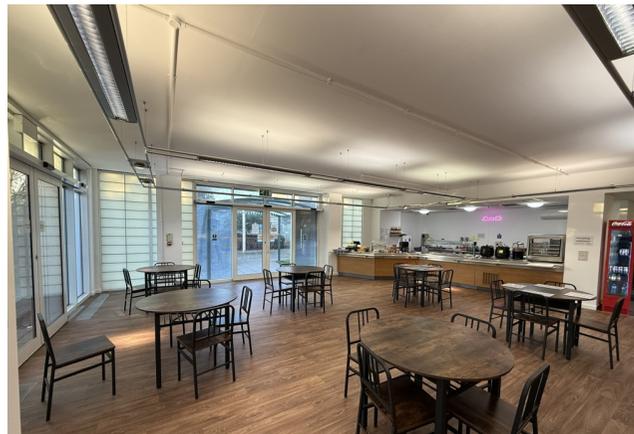
The tenant will contribute £300 plus VAT towards the production of the lease.

Use & Planning

The premises are suitable for a variety of commercial, business and service uses within class E of the use classes order including office, professional services and cafe use. Planning Number: 3PL/2005/0223/F.

EPC

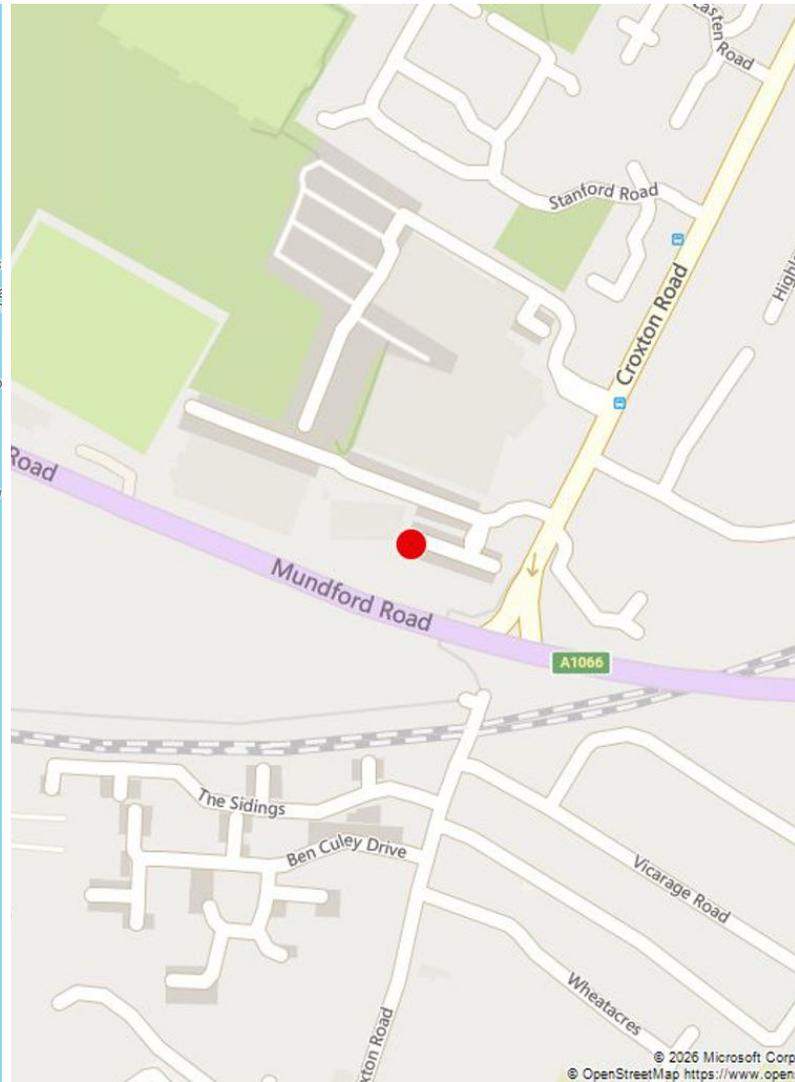
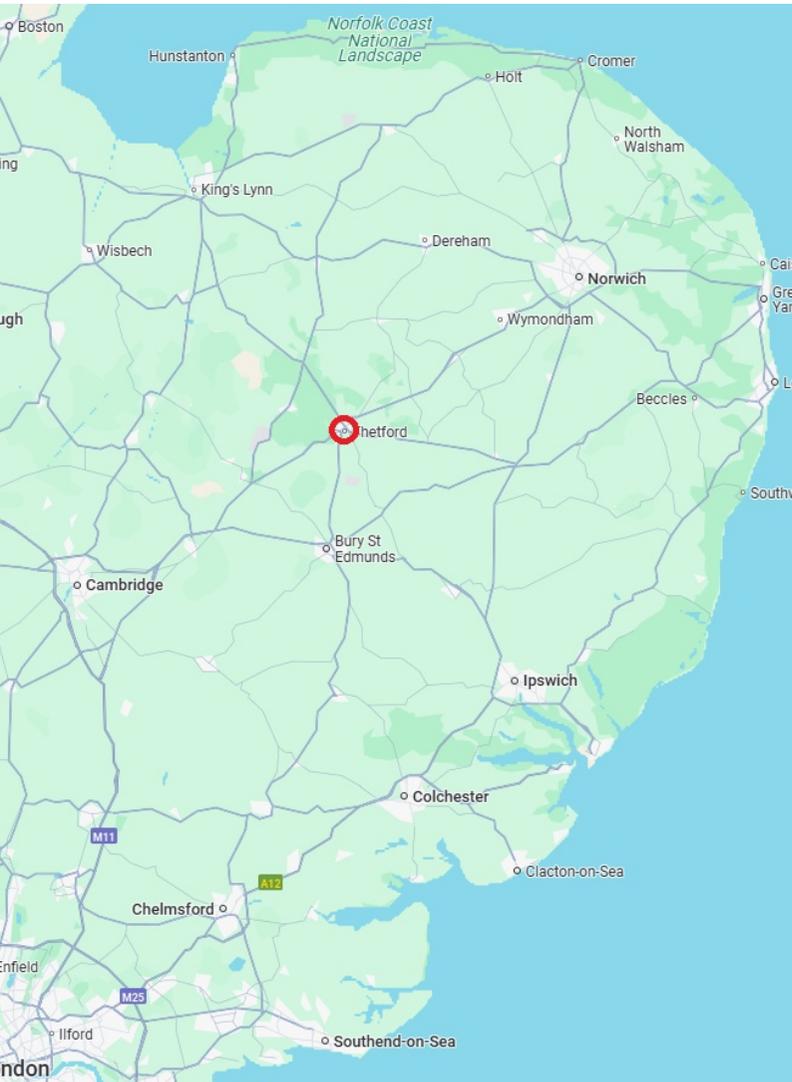
The EPC rating is E (101).



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Viewing & Further Information

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REF: A000802/1 / 20.02.26

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