



THETFORD
BUSINESS
CENTRE



Modern Office Units – TO LET

Thetford Business Centre, Croxton Road, Thetford, Norfolk, IP24 1JD

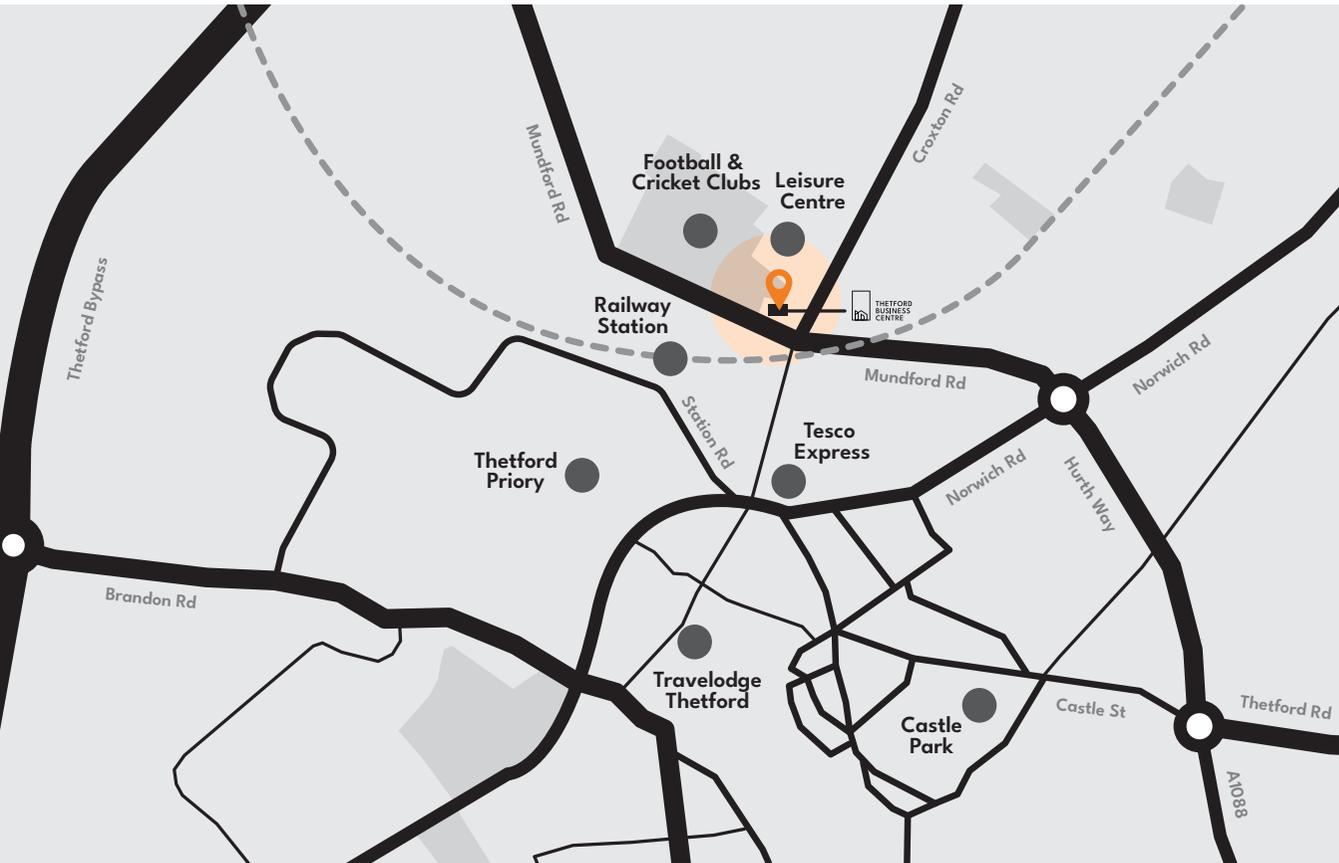
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**THETFORD
BUSINESS
CENTRE**

A modern purpose built office in central East Anglia.

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 and local town centre facilities. Thetford has good road links to Norwich, Cambridge, Felixstowe and Stansted Airport, with London less than 90 miles away.



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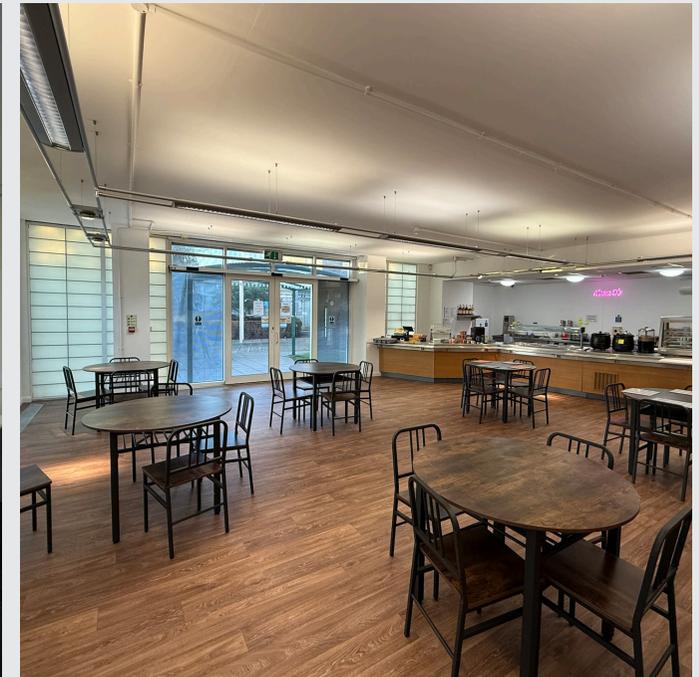
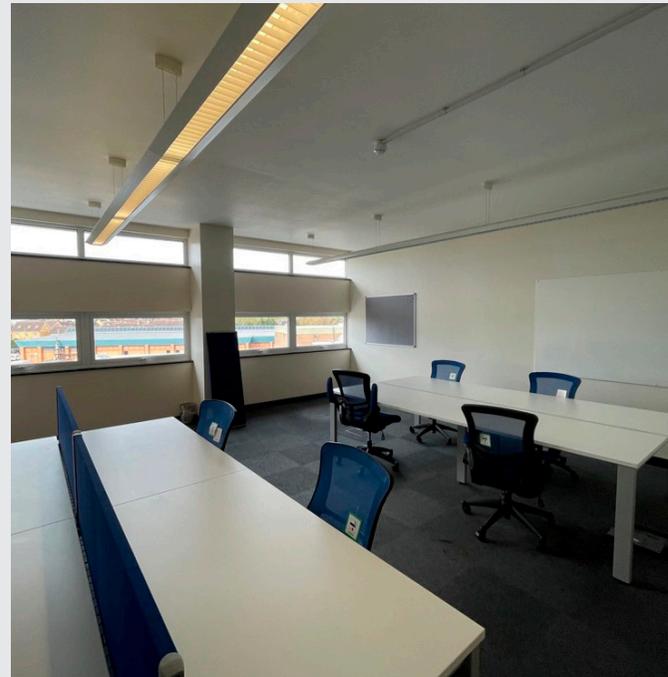
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Quality office space with serviced reception and ample parking

Thetford Business Centre benefits from a smart serviced reception, air cooling and heating, carpeting, lift, shared kitchen and WC facilities and key card access. Good quality office space is available from from 74 sq ft to 937 sq ft. The property also includes a 64 space car park and features an onsite cafe.



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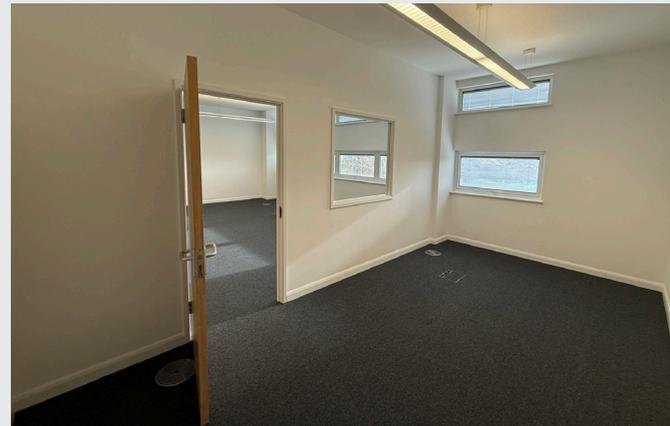
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Available Accommodation

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

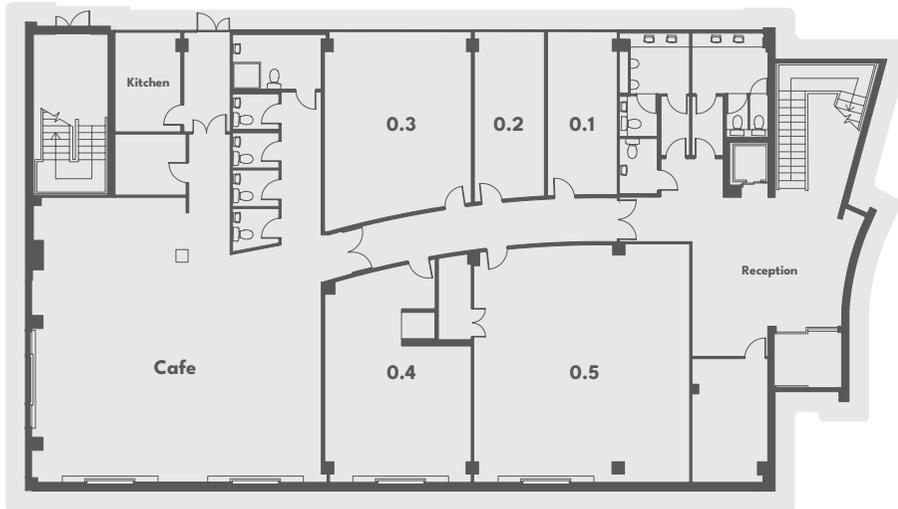
Floor	Unit No.	Size Sq Ft	Occupancy	Rent per year	Service Charge (Apr - Mar)
Ground Floor	0.1	209	AVAILABLE TO RENT	£2,800	£2,288.00
	0.2	211	AVAILABLE TO RENT	£2,800	£2,288.00
	0.4	516	AVAILABLE TO RENT	£6,500	£4,950.01
	0.5	937	AVAILABLE TO RENT	£9,370	£7,700.04
First Floor	1.2	773	AVAILABLE TO RENT	£7,750	£10,275.10
	1.3	229	AVAILABLE TO RENT	£3,000	£2,768.97
	1.5	205	AVAILABLE TO RENT	£2,750	£2,532.66
	1.7	550	AVAILABLE TO RENT	£6,750	£6,679.44
Third Floor	3.5	840	AVAILABLE TO RENT	£8,400	£10,219.66

Current Thetford Business Centre Tenants



Floor Plans

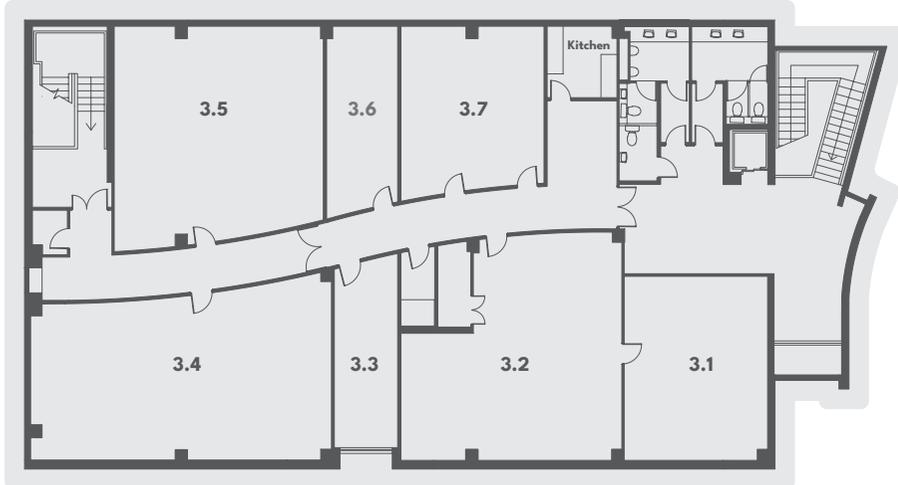
Ground Floor



First Floor



Third Floor





THETFORD BUSINESS CENTRE

RENT (see page 4)

AVAILABILITY

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

VAT

The property is opted for VAT.

BUSINESS RATES

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

SERVICE CHARGE

The tenant will reimburse the landlord a fair and reasonable proportion of the service charge.

COSTS

Each party will bear their own legal costs. The tenant will contribute £300 plus VAT towards the production of the lease.

USE AND PLANNINGS

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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