

Town Centre Office - To Let

Bridge House, 16 Bridge Street, Thetford, Norfolk

Merrifields



Size: 714 Sq Ft

Superb location adjacent River Little Ouse


Ground floor office suite incorporating 3 rooms


3 allocated parking spaces

Available immediately on a new lease

Small Business Rate Relief may be available

 01284 700 700

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

Description

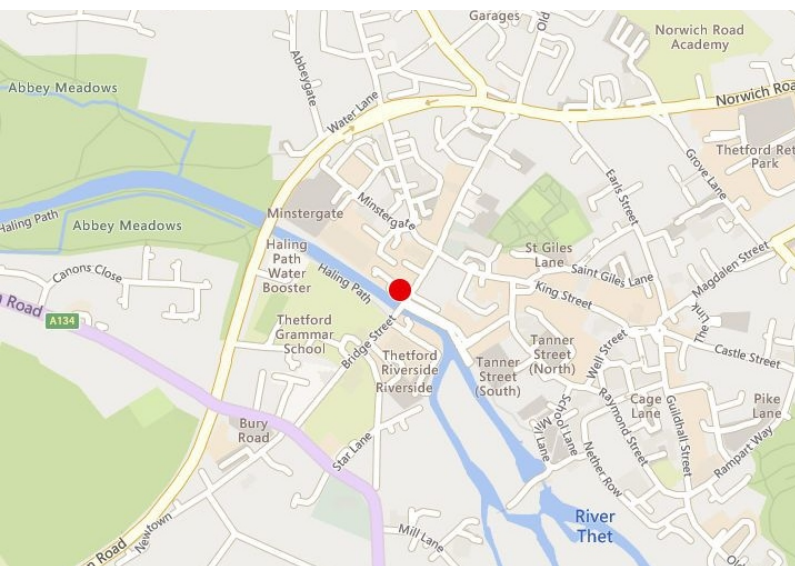
Bridge House is located adjacent to the River Little Ouse in Thetford town centre. It is a superb period Grade II Listed building set in well maintained grounds with good access to the town centre facilities.

The office suite is on the ground floor and comprises 3 offices / meeting rooms with aspect over the River. The office benefits from its own W.C and Kitchenette facilities as well as three private car parking spaces.

Accommodation

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

Total	714 Sq Ft	66.33 Sq M
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Availability

The property is immediately available for lease from January 2025 on terms to be agreed.

Rent

£8,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The Rateable Value is £7,900 (2023).
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 cover any abortive costs incurred by our client.

Use & Planning

The property has most recently been used as an Office. Occupiers should make their own enquiries to the local authority regarding their proposed use if it is not an office use, and if it is acceptable to the Landlords.

EPC

The EPC rating is D (90).

Viewing & Further Information

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REF: A0739 / 15.08.24

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