

# Industrial / Showroom / Business Space - TO LET

Unit 1 - 4 Manor Farm, Bridgham, Norwich, Norfolk, NR16 2RX

# Merrifields



Size: 11,458 Sq Ft

Easy access to the A11

Mix of office, showroom and warehouse space

Ample vehicle parking and loading areas

Suitable for industrial, storage and office uses

Available TO LET on terms to be agreed

 01284 700 700

 [info@merrifields.co.uk](mailto:info@merrifields.co.uk)

 [www.merrifields.co.uk](http://www.merrifields.co.uk)

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

## Description

Manor Farm is a rural business park located in the village of Bridgham, Norfolk. The estate is located around 7 miles North east of Thetford and provides good access to the A11 within 2 miles.

The site provides a mix of accommodation including modern office, showroom, stores and warehouse space. Externally there is ample parking and concrete loading areas.

The specification of the units include, carpeting to office and show room spaces, a mix of CAT II and LED lighting, suspending ceilings, kitchenette and WC facilities and roller shutter access doors to warehouse units.

The units can be let individually subject to agreeing terms.

## Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Unit 1	91.97 Sq M	990 Sq Ft
Unit 2	313.91 Sq M	3,379 Sq Ft
Unit 3	459.95 Sq M	4,951 Sq Ft
Unit 4	198.62 Sq M	2,138 Sq Ft
Total	1,064.45 Sq M	11,458 Sq Ft



## Availability

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

## Rent

£55,000 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

The properties have a combined rateable value of £38,500 (2023).  
The properties may need to be re-assessed as one Rateable Value.

## 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 an office, showroom and storage within an E and B8 use of the use classes order. Interested parties should make their own enquiries to the local planning authority for their proposed use.

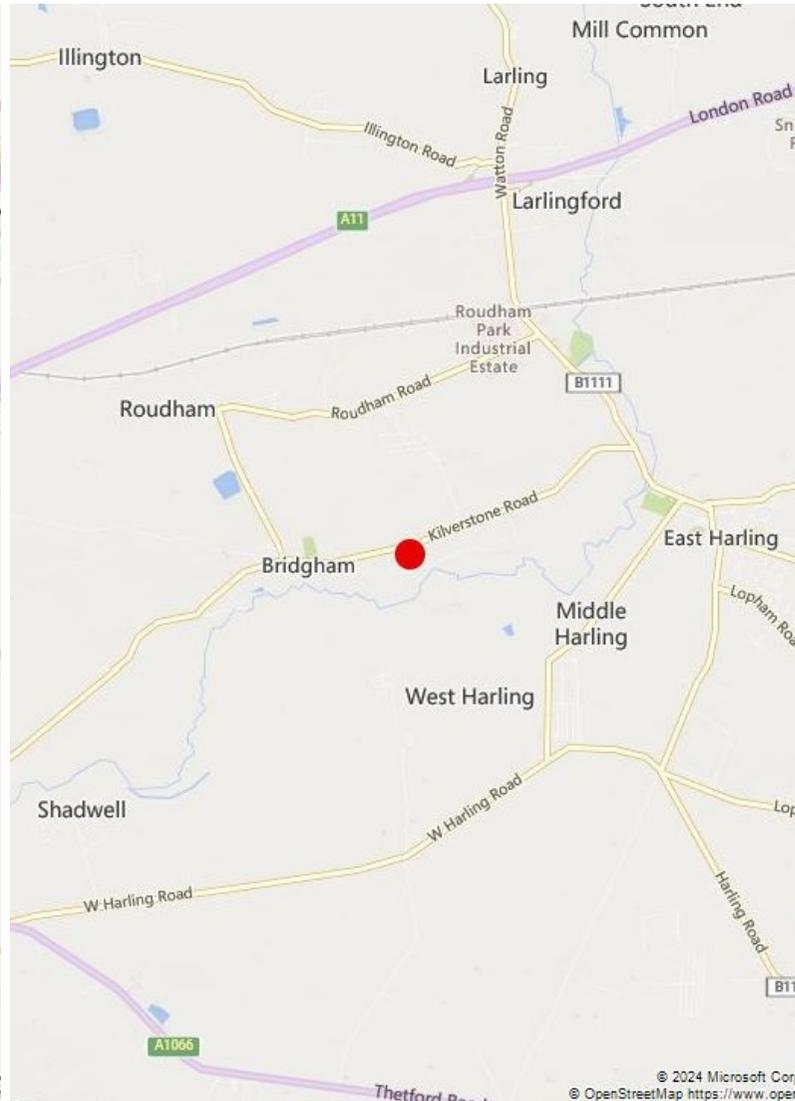
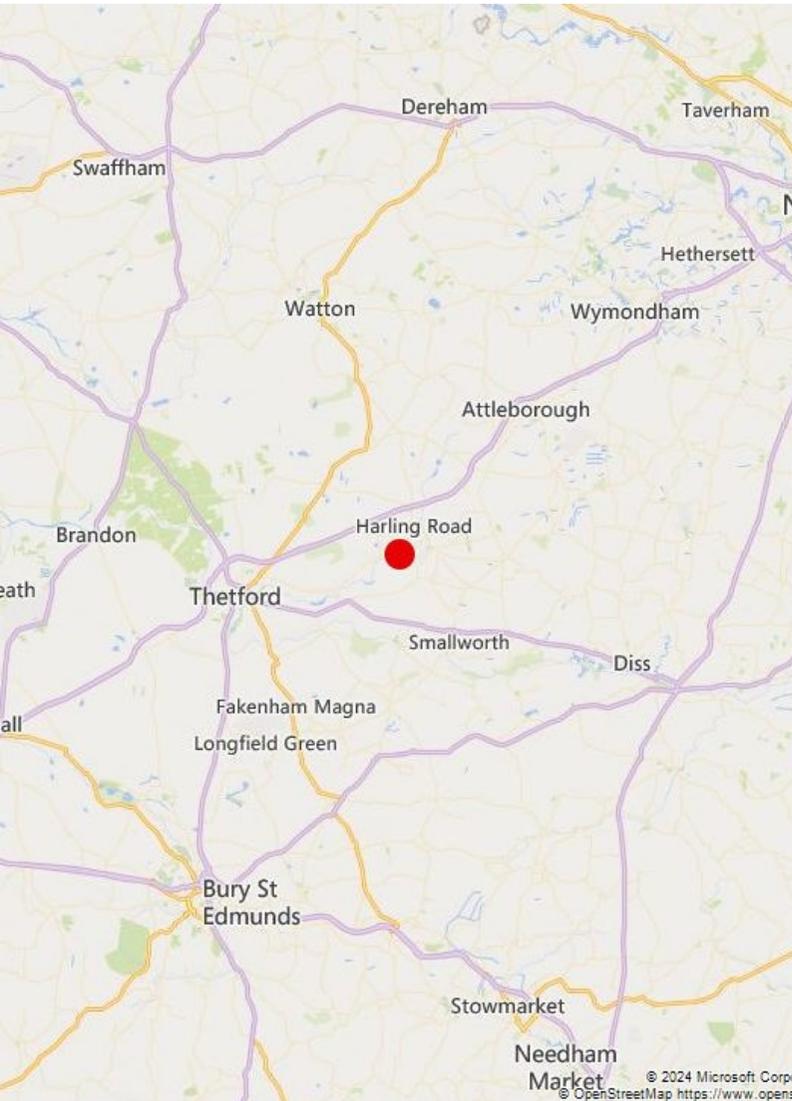
## EPC

The EPC rating is TBC.



## Industrial / Showroom / Business Space - TO LET

Unit 1 - 4 Manor Farm, Bridgham, Norwich, Norfolk, NR16 2RX



### Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Max Ellis

01284 700700

max@merrifields.co.uk

REF: A0665 / 01.04.25

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.

01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

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