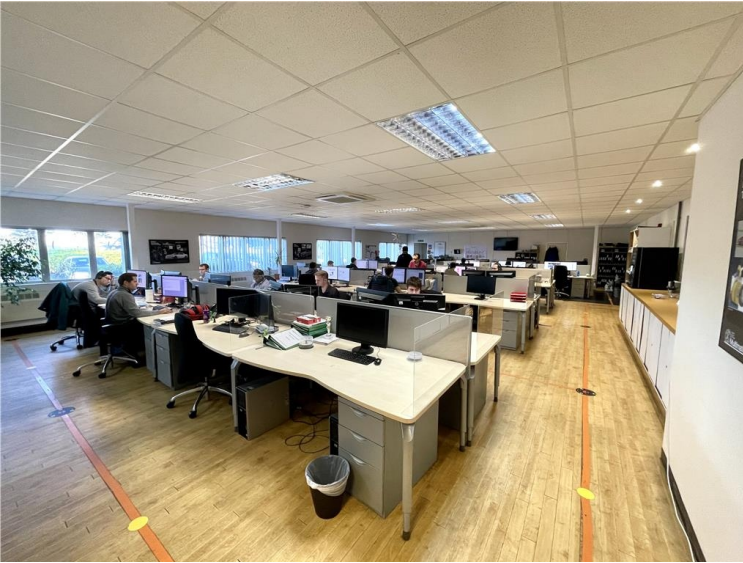


Substantial Office / Business Space - TO LET

Wyatt House, Wyatt Way, Thetford, Norfolk, IP24 1HB

Merrifields



Size: 6,409 Sq Ft

Open plan Offices with meeting rooms

Located off Mundford Road in Thetford

Excellent access to the A11 with ample car parking

Potential for alternative uses STPP

Available from March 2022

01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

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

Description

Wyatt House provides substantial office and business space adjacent to Mundford Road and close to the A11 in Thetford. The space may be suitable for alternative uses STPP.

The property is at the junction with Wyatt Way and Mundford Rd, accessed off Wyatt Way next to Buildbase building sharing an entrance with Enterprise Car Rental. The accommodation is at ground and first floor in essentially large open plan rooms accessed off a common amenity core. The premises includes; open plan offices, WC's, kitchen area, meeting rooms and open plan entrance atrium.

Externally there is ample car parking available and further parking can be made available subject to negotiation.

Accommodation

The property has been measured to produce the following Approximate dimensions and NIAs:

Suite 2 (Ground Floor)	314.84 Sq M	3,389 Sq Ft
Suite 4 (First Floor)	280.56 Sq M	3,020 Sq Ft
Total	595.4 Sq M	6,409 Sq Ft

Suite 2 and Suite 4 may be let separately subject to negotiation.



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Availability

The property is available TO LET as whole or in part on terms to be agreed

Rent

£45,000 per annum exclusive for the whole. In part by negotiation.

VAT

The premises are opted for VAT.

Business Rates

The rateable values are;

Suite 2: £20,750

Suite 4: £15,500

Service Charge

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

Costs

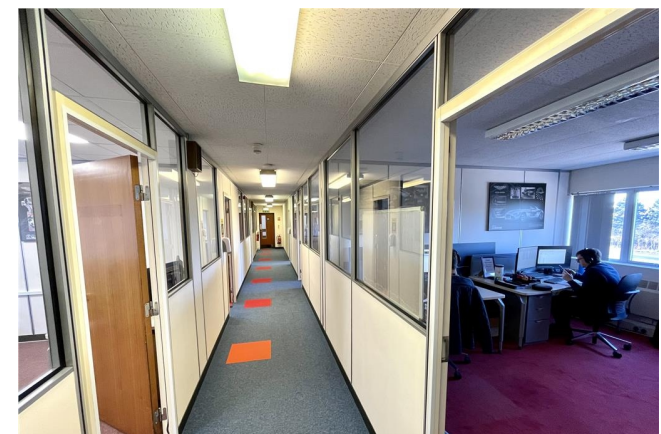
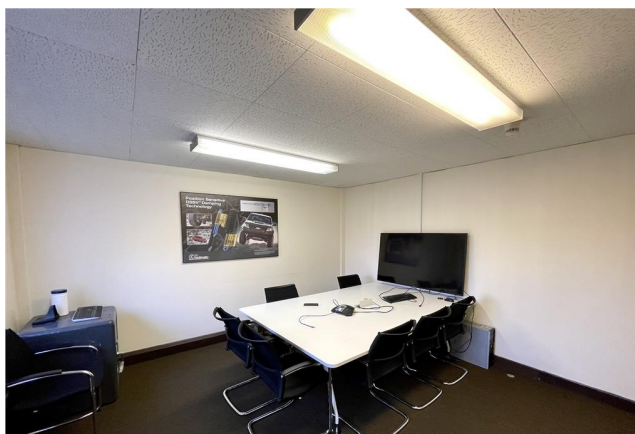
Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises are suitable for office use or a variety of commercial, business and service uses within class E of the use classes order subject to planning permission.

EPC

The EPC rating is D (92).



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Substantial Office / Business Space - TO LET

Wyatt House, Wyatt Way, Thetford, Norfolk, IP24 1HB

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Viewing & Further Information

Rowan Mason

01284 700700

rowan@merrifields.co.uk

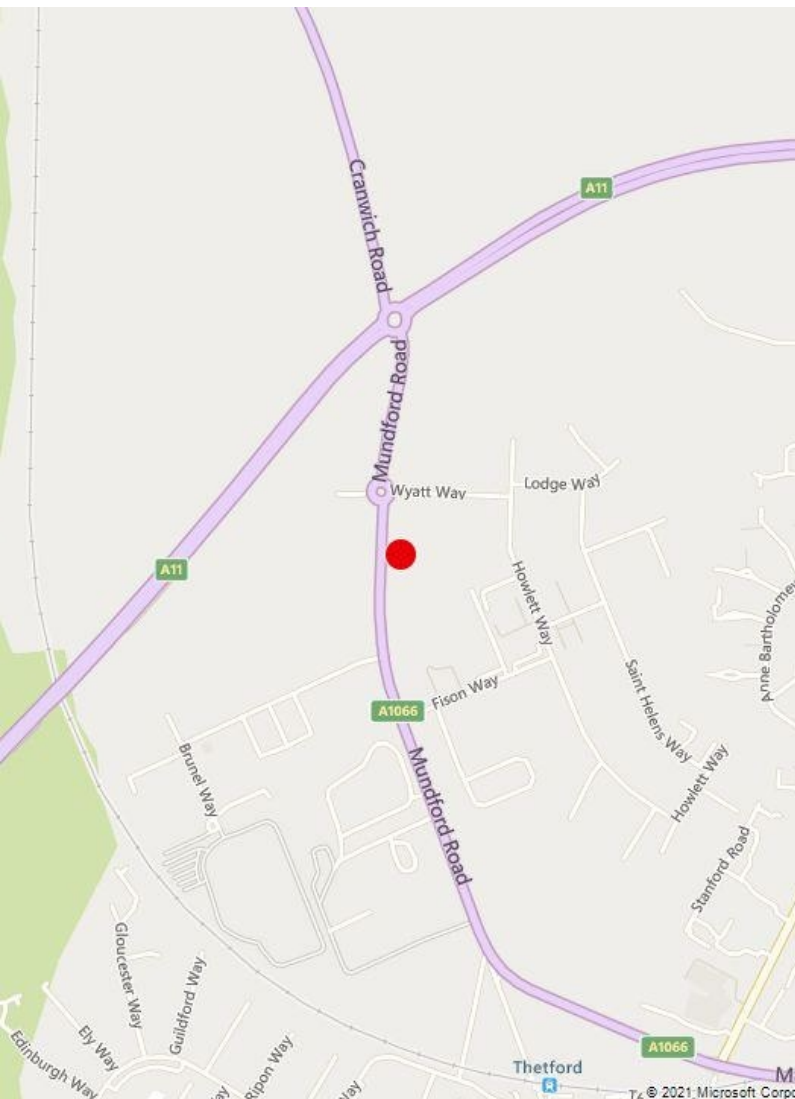
Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A0501 / 23.03.22

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