

Converted Barn Business Space - TO LET

The Barn, 11 Bury Road, Thetford, Norfolk, IP24 3PJ

Merrifields



Size: 1,254 Sq Ft

Located within 1 mile of the A11


Ground and first floor modern accommodation


Allocated parking spaces

Suitable for office, clinic and professional services uses (STPP)

Available for lease on terms to be agreed

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

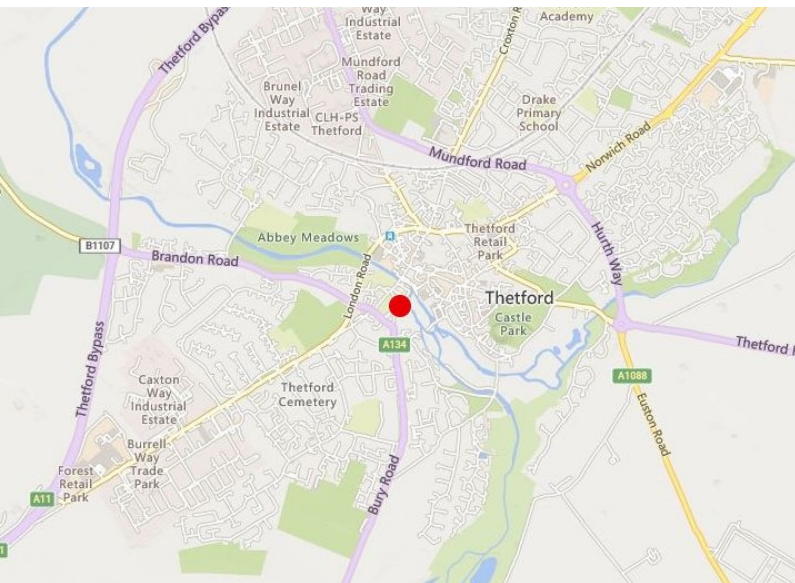
The Barn is located off the Bury Road on the edge of Thetford town centre with good access to the towns facilities and the A11.

The property was converted to offices in the early 2000s and provides good quality office space over ground and first floor providing approximately 1,254 sq ft with W.C and kitchenette facilities. The specification includes CAT II lighting, carpeting and permitter trunking. Externally there is allocated parking in a shared car park.

Accommodation

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

GF	691 Sq Ft	64.19 Sq M
FF	563 Sq Ft	52.3 Sq M
Total	1,254 Sq Ft	116.5 Sq M



Availability

The property is available TO LET from March 2024 on terms to be agreed

Rent

£15,500 per annum exc.

VAT

The premises is opted for VAT.

Business Rates

The rateable value is £11,000 (2023)
Small business rates relief may be available.

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 has most recently been used as an office within an E use class. The premises are suitable for a variety of commercial, business and service uses within class E of the use classes order including professional services, clinic and medical uses.

EPC

The EPC rating is C (54).

Viewing & Further Information

Rowan Mason

01284 700700

rowan@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A0663 / 11.10.23

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.