

## Rural Office Space - TO LET

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

# Merrifields



Size: 990 Sq Ft

Easy access to the A11


Open plan office with meeting room


Ample vehicle parking

Suitable for office and professional services uses

Available TO LET on terms to be agreed

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## Description

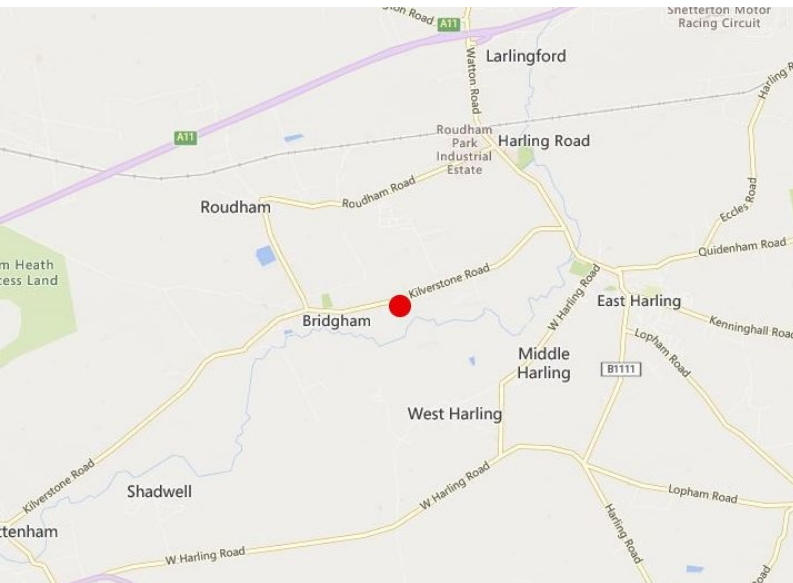
Manor Farm is a rural business park located in the village of Bridgham, Norfolk. The estate is located around 7 miles North east of Thetford and provides good access to the A11 within 2 miles.

The premises provides modern office accommodation including Kitchen, WC, open plan offices and meeting room. Externally there is ample parking available and additional container storage subject to additional costs.

## Accommodation

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

Total	990 Sq Ft	91.97 Sq M
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## Availability

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

## Rent

£12,500 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is £14,000 (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 have most recently been used as an office within an E (g) (i) use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

## EPC

The EPC rating is E (122).

## Viewing & Further Information

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