

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

 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.

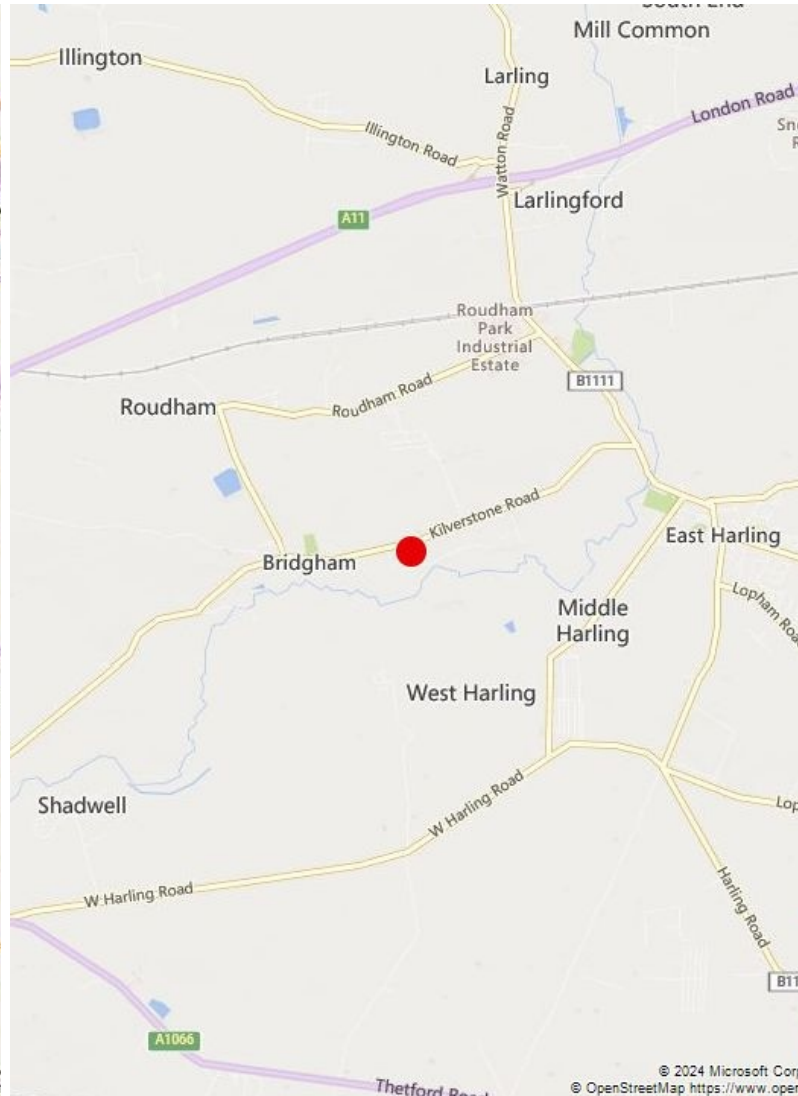
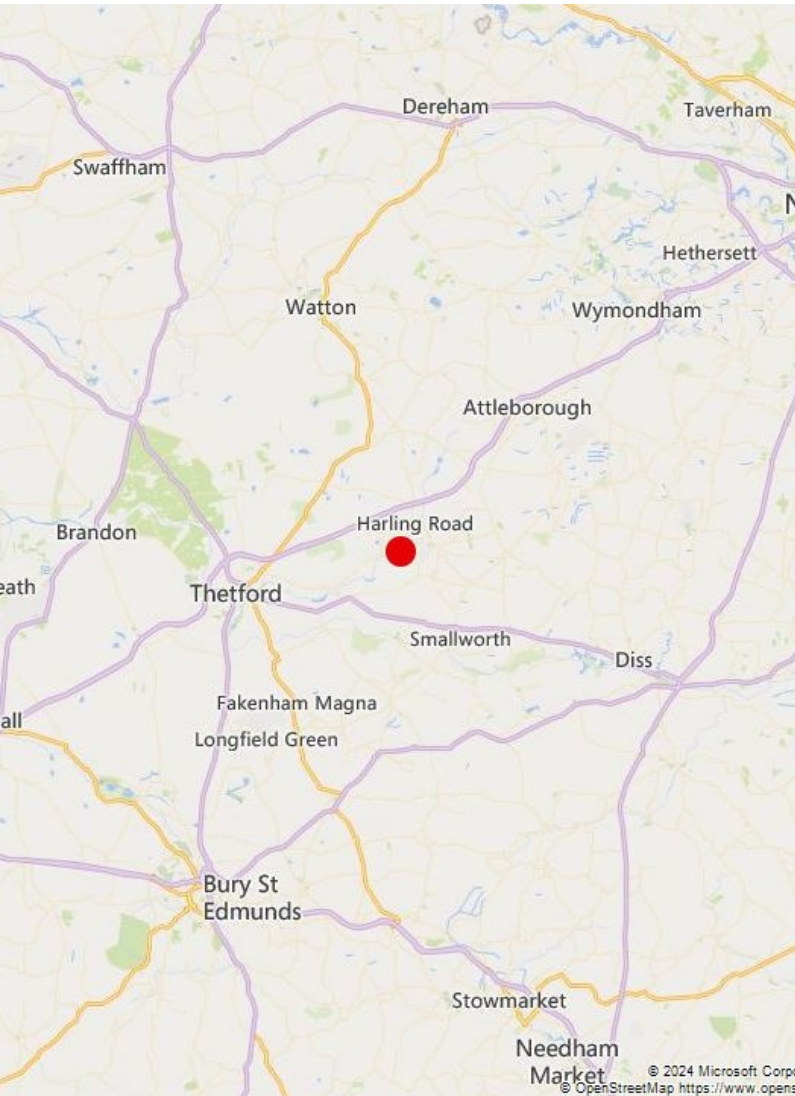
EPC

The EPC rating is TBC.



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Viewing & Further Information

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