

Modern Office Units - Available To Let Immediately

Thetford Innovation Centre Croxton Road, Thetford, Norfolk, IP24 1JD

Merrifields



Size: 74 - 1,302 Sq Ft

Modern purpose built office in central East Anglia


Serviced reception with meeting rooms for hire


Space available from 86 sq ft to 840 sq ft

Good quality office space with ample parking

Available To Let immediately 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

Located in central East Anglia, the Thetford Innovation Centre on Mundford Rd, Thetford is a purpose built office building. The property is approx. 1 mile off the A11 and a 0.5 mile walk from Thetford train station.

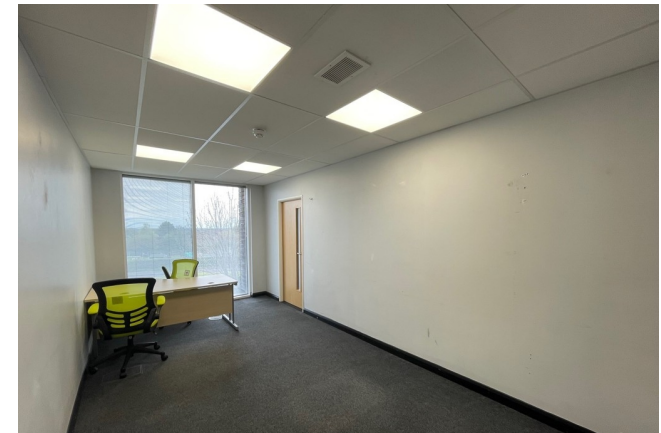
Notable drive distances; Norwich 30 miles, Cambridge 40 miles and Stansted 56 miles.

The property benefits from a 64 space car park, serviced reception, air cooling and heating, carpeting, lift, shared kitchen and WC facilities and key card access. Meeting and conference rooms are available to hire.

Accommodation

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

| | | |
|----------------------|--------------------|------------------|
| Office 1.02 | 47.94 Sq M | 516 Sq Ft |
| Office 1.03 | 71.81 Sq M | 773 Sq Ft |
| Office 1.05 | 21.27 Sq M | 229 Sq Ft |
| Office 1.11 | 51.1 Sq M | 550 Sq Ft |
| Office 1.13 - Unit 2 | 8.55 Sq M | 92 Sq Ft |
| Office 1.13 - Unit 3 | 6.97 Sq M | 75 Sq Ft |
| Office 1.13 - Unit 4 | 7.25 Sq M | 78 Sq Ft |
| Office 1.13 - Unit 5 | 7.99 Sq M | 86 Sq Ft |
| Office 1.13 - Unit 8 | 6.87 Sq M | 74 Sq Ft |
| Office 2.02 | 48.03 Sq M | 517 Sq Ft |
| Office 2.03 | 72.93 Sq M | 785 Sq Ft |
| Office 3.03 | 39.58 Sq M | 426 Sq Ft |
| Office 3.05 & 3.06 | 78.04 Sq M | 840 Sq Ft |
| Total | 6.87 - 120.96 Sq M | 74 - 1,302 Sq Ft |



Availability

The offices are available TO LET immediately on flexible lease terms to be agreed.

Rent

From £210 per month.

VAT

The premises are opted for VAT.

Business Rates

Each unit has its own rateable value, small business rate relief may be available.

Service Charge

The service charge and utilities are included within the rent.

Costs

The tenant will contribute £300 plus VAT towards the production of the lease.

Use & Planning

The premises are suitable for a variety of commercial, business and service uses within class E of the use classes order including office, professional services and cafe use.

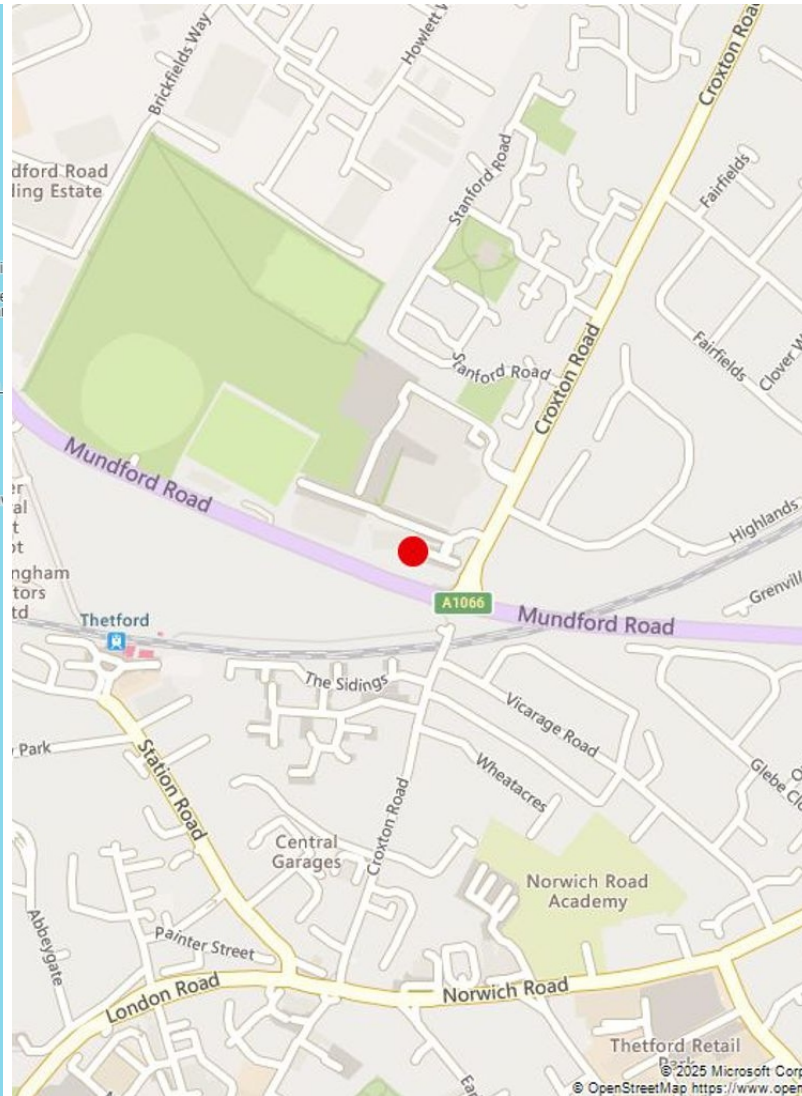
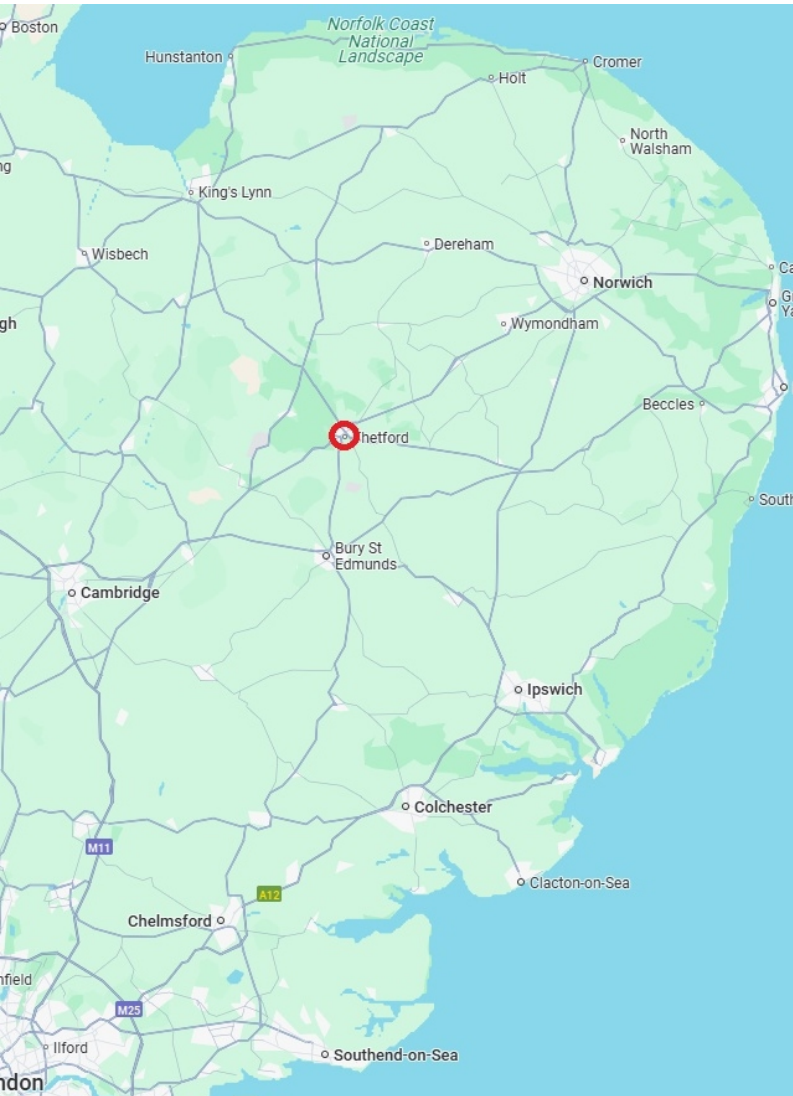
EPC

The EPC rating is E (101).



Modern Office Units - Available To Let Immediately

Thetford Innovation Centre Croxton Road, Thetford, Norfolk, IP24 1JD



Viewing & Further Information

Max Ellis

01284 700700

max@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A000802 / 25.04.25

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.