

Modern Office Units - Available To Let Immediately

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

Merrifields



Size: 74 - 3,500 Sq Ft

Modern purpose built office in central East Anglia

Serviced reception with meeting rooms for hire

Space available from 74 sq ft to 937 sq ft

Good quality office space with ample parking

Available To Let immediately on terms to be agreed



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

Description

Located in central East Anglia, the Thetford Innovation Centre just off Mundford Road in 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.

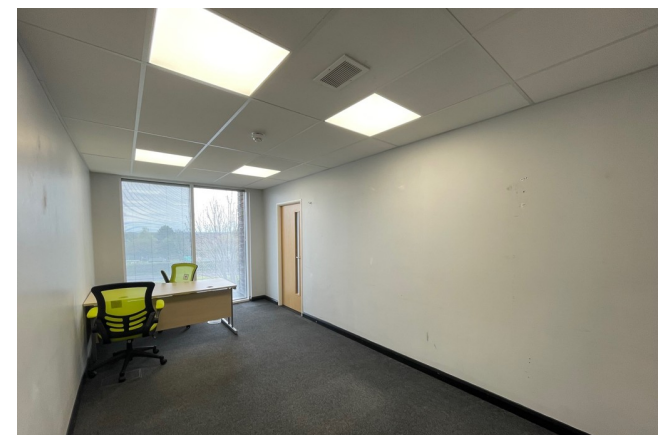
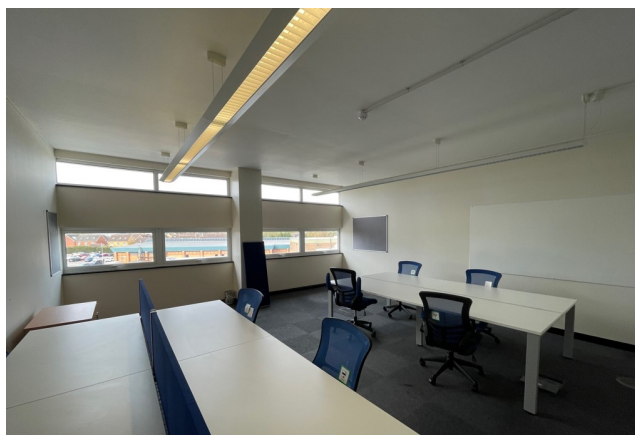
Notable drive distances; Norwich 30 miles, Cambridge 40 miles and Stansted Airport 56 miles.

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 NIA(s):

| | | |
|--------------|--------------------|------------------|
| Office 0.3 | 44.78 Sq M | 482 Sq Ft |
| Office 0.4 | 47.94 Sq M | 516 Sq Ft |
| Office 0.5 | 87.05 Sq M | 937 Sq Ft |
| Office 1.1 | 47.94 Sq M | 516 Sq Ft |
| Office 1.2 | 71.81 Sq M | 773 Sq Ft |
| Office 1.3 | 21.27 Sq M | 229 Sq Ft |
| Office 1.5 | 19.04 Sq M | 205 Sq Ft |
| Office 1.7 | 51.1 Sq M | 550 Sq Ft |
| Office 1.8.2 | 8.55 Sq M | 92 Sq Ft |
| Office 1.8.3 | 6.97 Sq M | 75 Sq Ft |
| Office 1.8.4 | 7.25 Sq M | 78 Sq Ft |
| Office 1.8.5 | 7.99 Sq M | 86 Sq Ft |
| Office 1.8.8 | 6.87 Sq M | 74 Sq Ft |
| Office 3.5 | 78.04 Sq M | 840 Sq Ft |
| Office 3.7 | 39.58 Sq M | 426 Sq Ft |
| Total | 6.87 - 325.15 Sq M | 74 - 3,500 Sq Ft |



Availability

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

Rent

From £1,500 - £35,000 per annum exclusive of service charge.

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

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

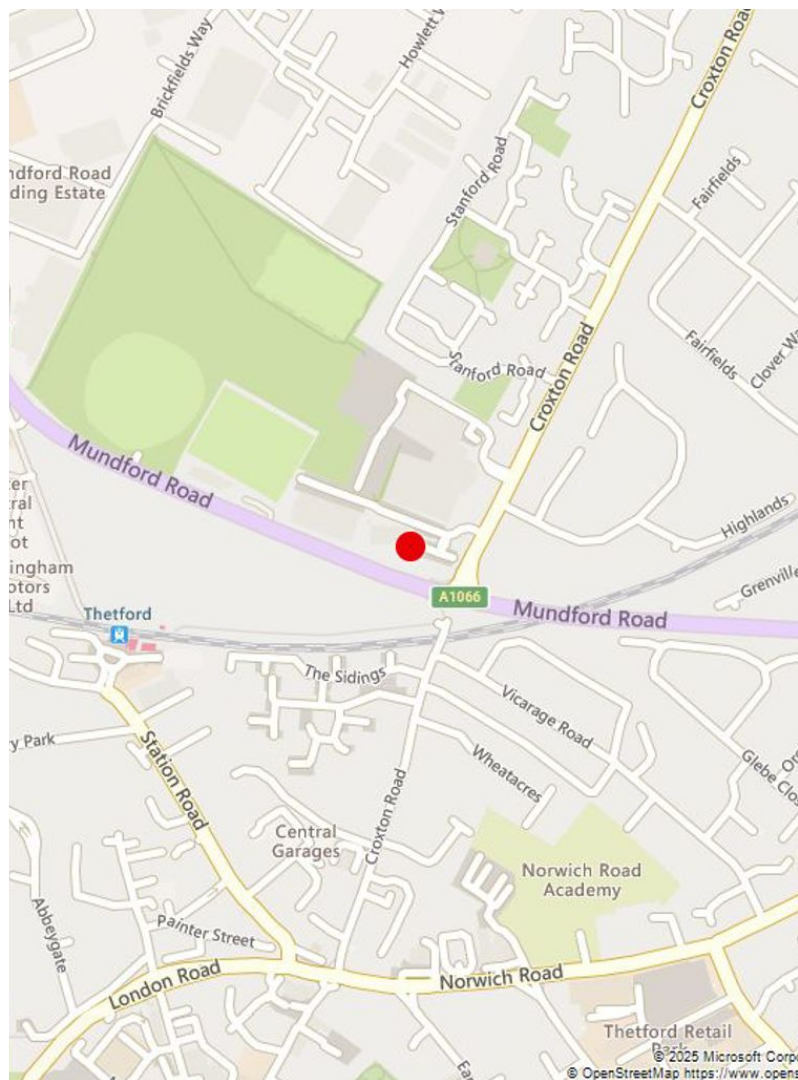
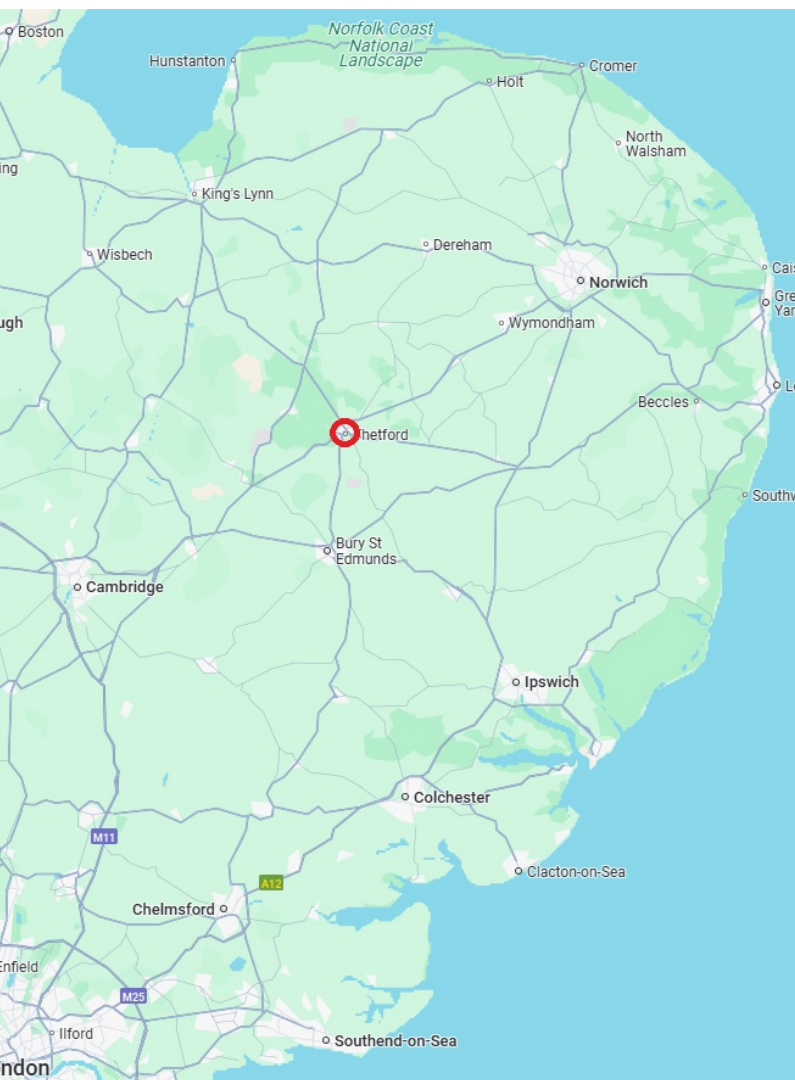
The EPC rating is E (101).



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