

Modern Office Units - Available To Let Immediately

The Hub @ Thetford Innovation Centre Croxton Road, Thetford, Norfolk, IP24 1JD

Merrifields



Size: 74 - 196 Sq Ft

Serviced reception with on site cafe


0.5 mile walk from Thetford train station

Flexible, short term leases available

Rents on an all inclusive monthly basis

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 The Hub at Thetford Business Centre is just off Mundford Road in Thetford and 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.

The Business Centre is offering a specialised hub area with access to 8 separate offices and a kitchenette with an open plan meeting area. It has its own locked entrance based on the first floor of the business centre and is ideal for small businesses.

There are currently six offices available within the hub, with flexible lease options ranging from rolling one-month terms up to three years. Office space in the business centre is provided on a straightforward, all-inclusive fixed-cost basis.

This allows tenants a smooth transition from completion of the lease to an instant working environment the same day.

The property benefits from a common work space, cafe, 64 space car park, serviced reception, air cooling and heating, carpeting, passenger lift, kitchen and WC facilities.

Accommodation

The property has been measured to produce the following approximate NIA(s):

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 1.8.7	18.21 Sq M	196 Sq Ft
Total	6.87 - 18.21 Sq M	74 - 196 Sq Ft

This is available at an all inclusive rate for the space as a whole.



Availability

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

Rent

From £215 - £445 per month inclusive of service charge, utilities and insurance.

VAT

The premises are opted for VAT.

Business Rates

The rateable value for all offices in the hub are below £12,000. Small business rates relief may be available.

Service Charge

The service charge, utilities and insurance costs for the building are included within the rent. This covers but is not limited to all building-wide repairs and maintenance, as well as the cleaning and general upkeep of the internal common areas. This further includes the utility costs for occupiers which includes wifi.

Costs

Each party will bear their own legal costs.

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 and professional services. Planning Number: 3PL/2005/0223/F.

EPC

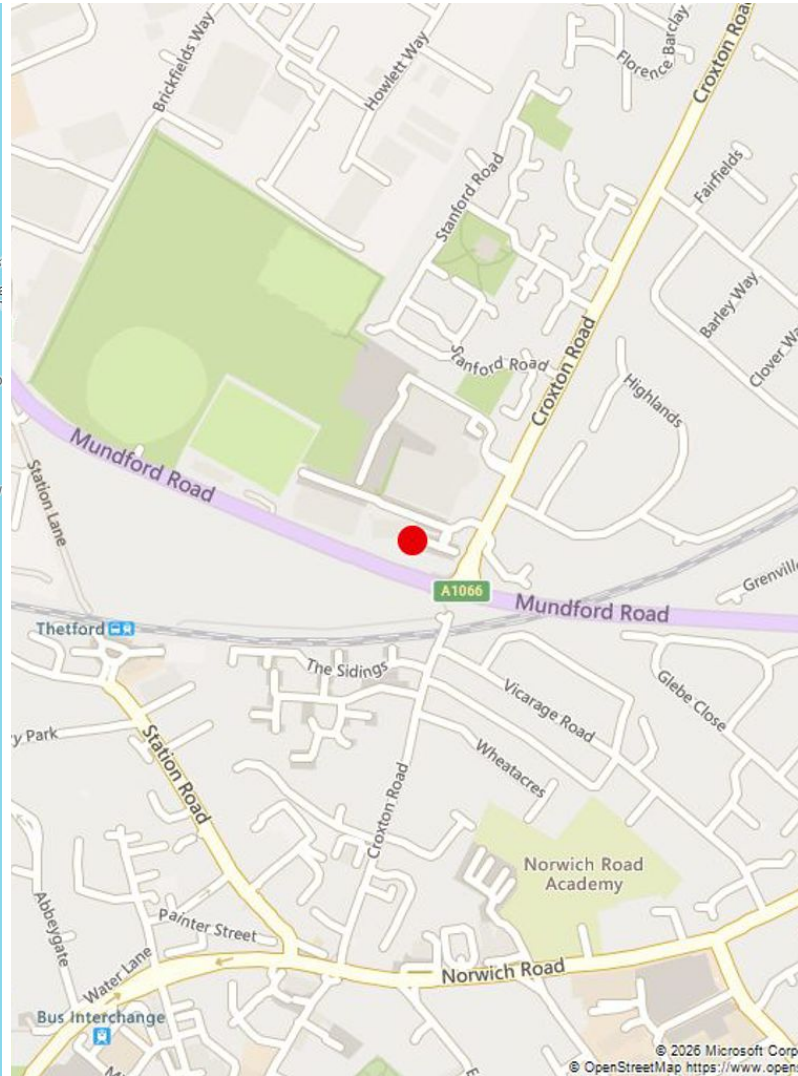
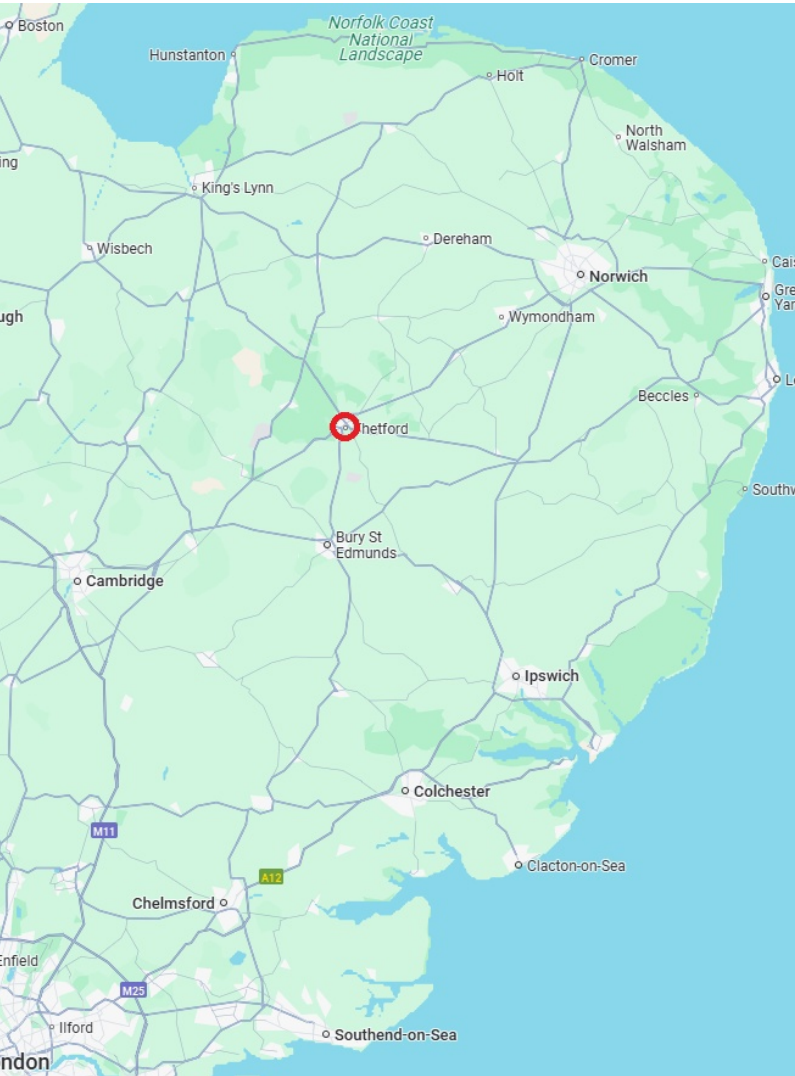
The EPC rating is E (101).



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Viewing & Further Information

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