

## Modern Office Units - Available To Let Immediately

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

# Merrifields



**Size: 74 - 92 Sq Ft**

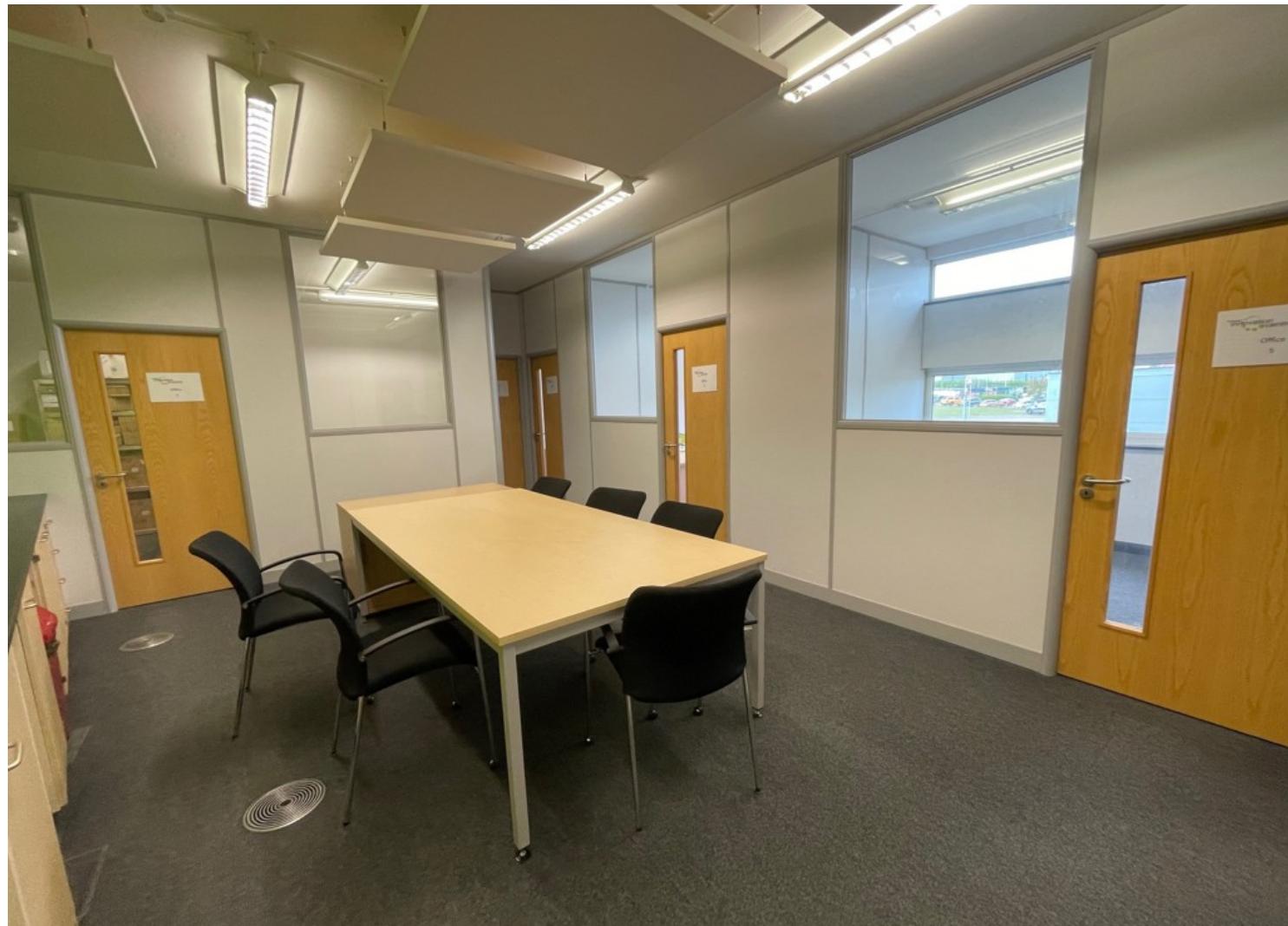
Modern purpose built office in central East Anglia

Serviced reception with on site cafe

Collaborative, modern working space

Good quality office space with ample parking

Available To Let immediately on terms to be agreed



## Description

Located in central East Anglia, the The Hub at Thetford Business Centre is 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.

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 5 offices available in the hub with the option of short term, flexible leases.

Notable drive distances; Norwich 30 miles, Cambridge 40 miles.

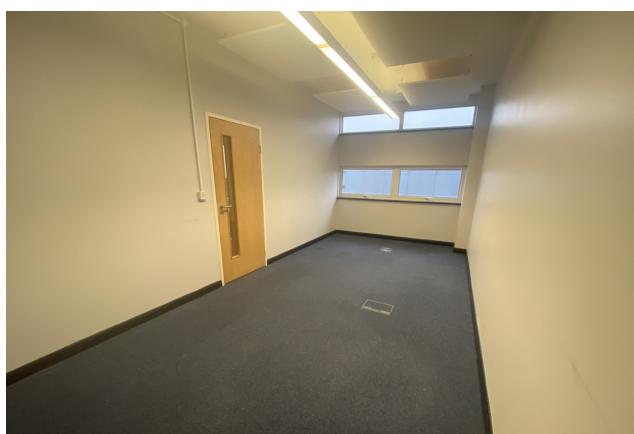
The property benefits from a common work space, cafe, 64 space car park, serviced reception, air cooling and heating, carpeting, passenger lift, kitchen and WC facilities.

## 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
<b>Total</b>	<b>6.87 - 8.55 Sq M</b>	<b>74 - 92 Sq Ft</b>

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 £125 - £150 per month 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

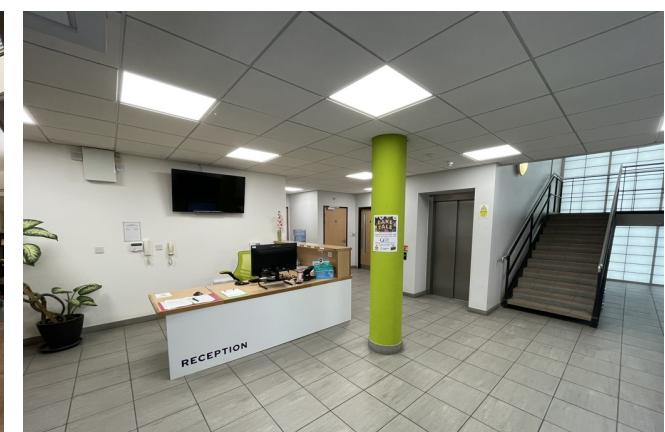
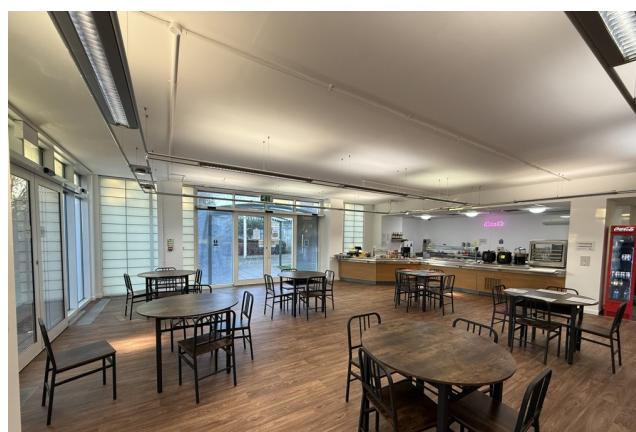
The tenant will contribute £300 plus VAT towards the production of the lease.

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

## EPC

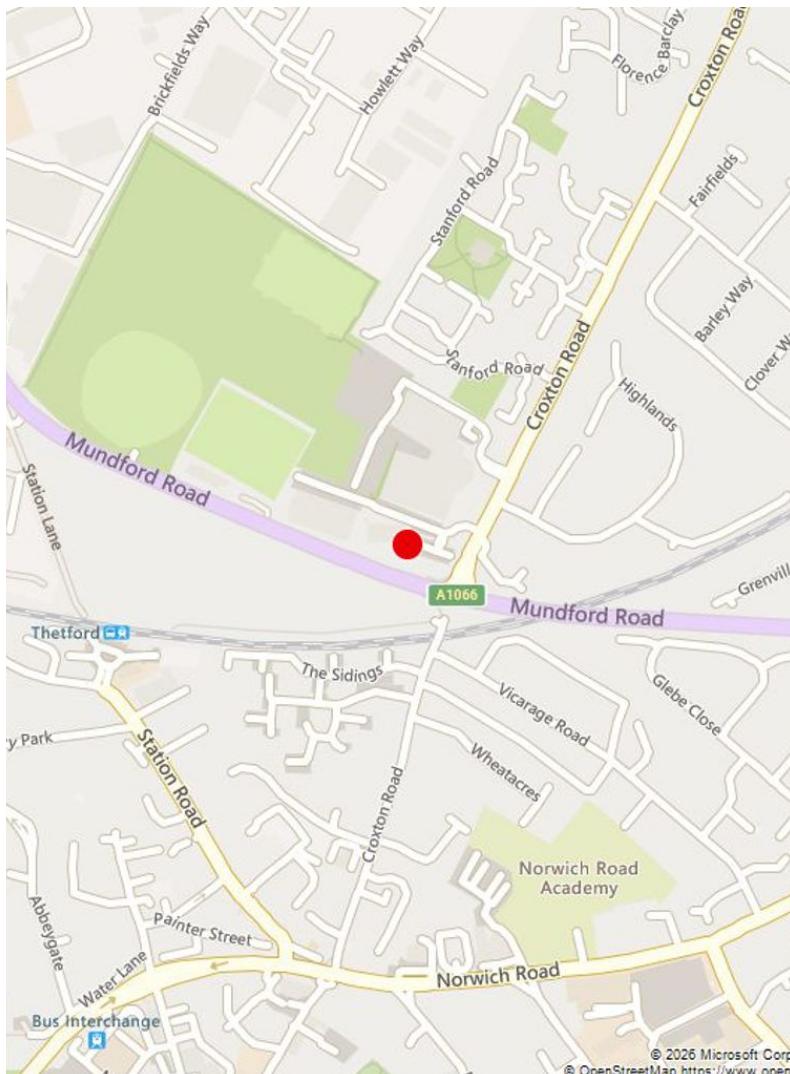
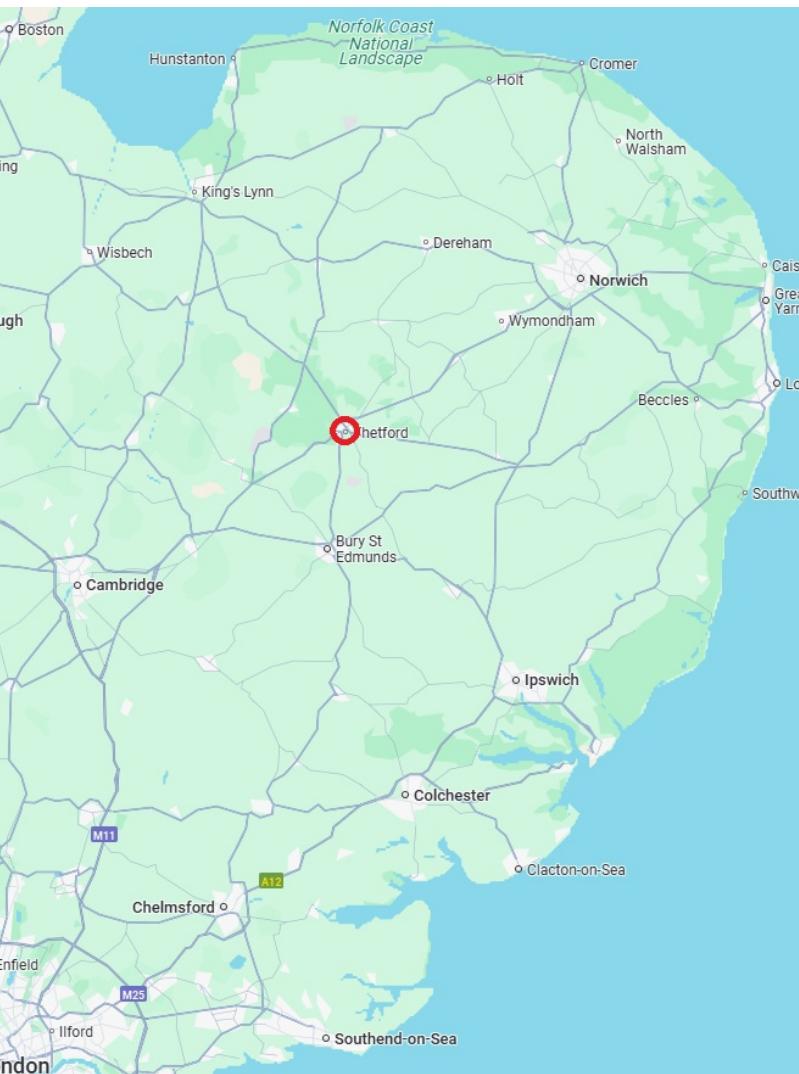
The EPC rating is E (101).



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### Viewing & Further Information

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REF: A000802/2 / 12.02.26

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