

Town Centre Office - To Let

First Floor Tanner Street, Thetford, IP24 2BQ

Merrifields



Size: 1,089 Sq Ft


Located a 2 minute walk from the market square


First floor office incorporating 2 rooms

Available immediately on a new lease

Small Business Rate Relief may be available

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

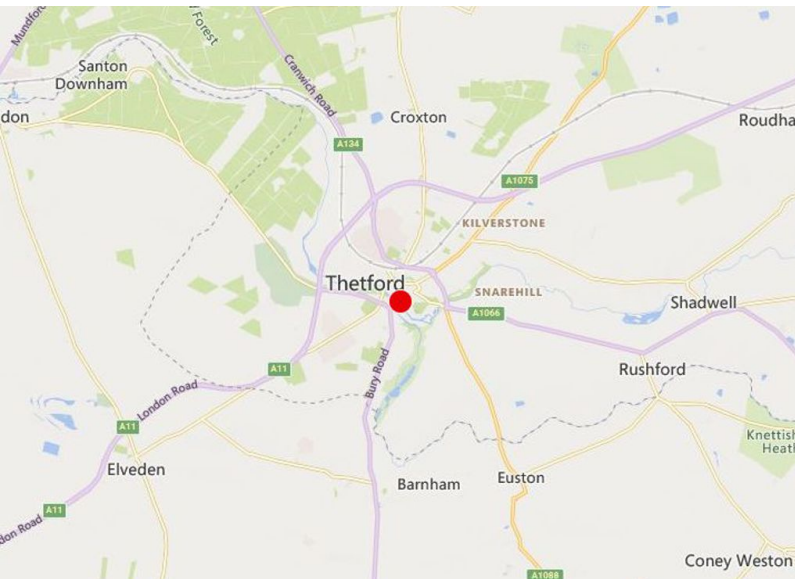
Tanner Court is located on Tanner Street opposite the Public Library between two free public car parks on the edge of Thetford town centre.

This property benefits from an independent ground floor access, two cloakrooms, gas radiator central heating, a kitchenette, window blinds and carpeting. The office space is a 2 minute walk from the market place which operates on Tuesdays and Saturdays as well as the Butter Island park space which offers green space for lunchtime walks.

Accommodation

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

Total	1,089 Sq Ft	101.17 Sq M
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Availability

The property is available TO LET immediately on terms to be agreed.

Rent

£10,400 per annum exclusive.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc.

Service Charge

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

Costs

The tenant will cover any abortive costs incurred by our client.

Use & Planning

The property has most recently been used as an Office. The premises was granted B1 use under the previously known use classes Reference Number: 3PN/2016/0046/UC

EPC

The EPC rating & score is E valid until 2034

Viewing & Further Information

Jack Hastings

01284 700700

jack@merrifields.co.uk

Anaya John-Baptiste

01284 700700

anaya@merrifields.co.uk

REF: AA4418 / 14.04.26

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