

Ground Floor Rural Office - To Let

Ground Floor Unit 2 Trident Business Village, Kilverstone, Norfolk, IP24 2RL

Merrifields



Size: 1,495 Sq Ft

11 car parking spaces inc 1 EV charging space

Open plan office with meeting room

Modern specification with air cooling & heating

Located 1.3 miles from the A11

Available TO LET now 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

This ground floor office is within the Trident Business Village complex. It is located approximately 1.2 miles from the A11 on the Kilverstone Estate.

The unit comprises an open plan office inclusive of a kitchenette and a meeting room separated by a glass partition. The unit also benefits from an outdoor seating area, 11 car parking spaces and fob access doors.

The office specification includes from carpeting, LED strip lighting and air conditioning, The meeting room has its own air conditioning system, spotlighting and floor to ceiling windows.

Due to the location of the on the Kilverstone estate, each member of the office space will benefit from scenic, countryside views from their desk.

Accommodation

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

Total	138.89 Sq M	1,495 Sq Ft
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Availability

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

Rent

£26,165 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £18,000 (April 2026).

Service Charge

The current service charge budget is £9,270 per annum (1st Jan 2026 - 31st Dec 2026).

Use & Planning

The premises has planning permission for B1 office under planning number: 3PL/2018/1339/F. B1 now sits within class E.

The property may be suitable for alternative uses within class E of the use classes order.

EPC

The EPC rating & score is B valid until February 2030.



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Viewing & Further Information

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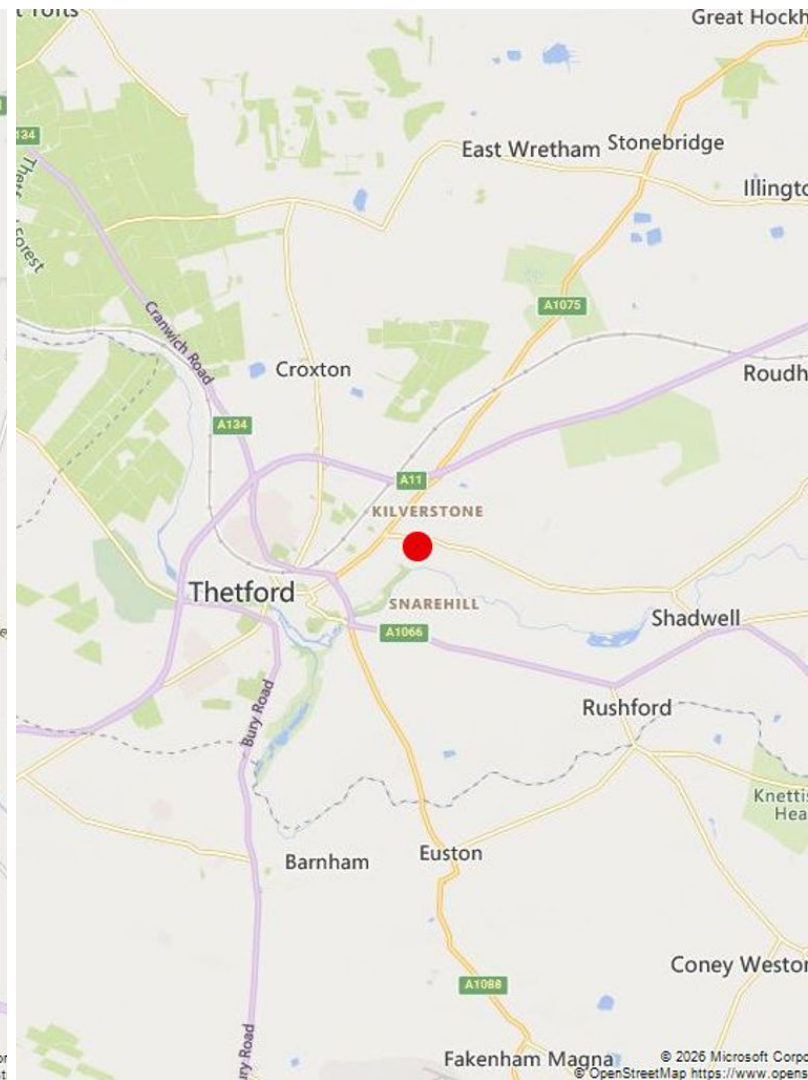
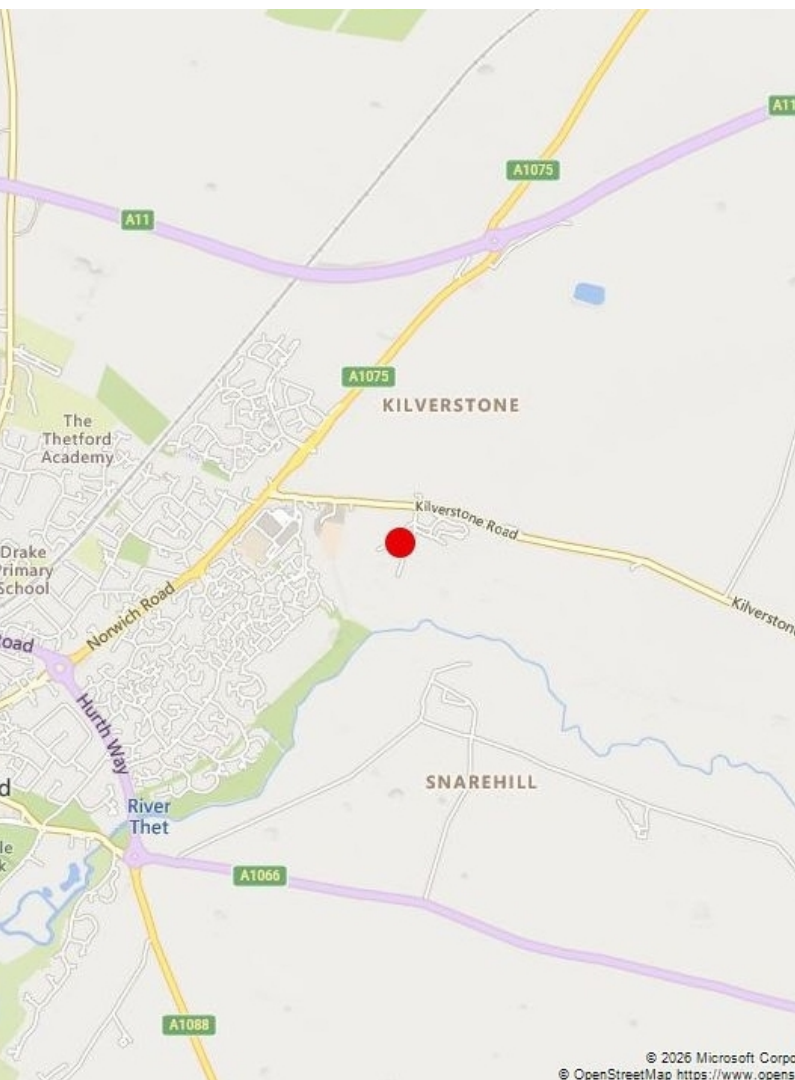
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REF: A4418 / 21.08.26

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