



## PRESTIGE OFFICE PREMISES TO LET

### BRECKLAND BUSINESS CENTRE - DEREHAM

St Withburga Lane, Dereham, Norfolk. NR19 1FD

These prestigious offices form the Breckland Business Centre (Dereham) and are located within the central Norfolk market town of Dereham.

- Serviced offices ranging from 119 sq ft / 11.0 sq m to 1142 sq ft / 106.09 sq m
- Excellent Town Centre Location
- Available Now
- Viewing Highly Essential
- EPC rating: D

Breckland Council, Commercial Property, Elizabeth House,  
Walpole Loke, Dereham, Norfolk. NR19 1EE

**01362 656870**

[property@breckland.gov.uk](mailto:property@breckland.gov.uk)

[www.breckland.gov.uk/property](http://www.breckland.gov.uk/property)

ACHIEVEMENT  
AWARDS 2017  
WINNER 

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Winner of Commercialism in the  
Property Estate Award

## PREMISES LOCATION:

Prestigious Office Accommodation. Dereham is a prosperous and expanding market town situated just off the A47 trunk road.

## TERMS:

Offered on an internal repairing and insuring lease. The lease terms are standard and Security of tenure is excluded.

Rental payments are to be made by Standing Order.

## CURRENT AVAILABLE ACCOMMODATION : Rental And Service Charge (exclusive of VAT):

Block	Floor	Room	Sq M	Sq Ft	Rent PA (inc Service Charge)	Available
North Block	1 <sup>st</sup>	332	13.56	146	£2,628.00	Now
North Block	1 <sup>st</sup>	331	11.05	119	£2,142.00	Now
North Block	1 <sup>st</sup>	330	47.01	506	£9,108.00	Now
North Block	1 <sup>st</sup>	329	11.05	119	£2,142.00	Now
North Block	1 <sup>st</sup>	319, 320	57.6	620	£11,160.00	Now
South Block	2 <sup>nd</sup>	446-451	106.09	1142	£20,556.00	Enquire Now

## SERVICE CHARGE INCLUSIONS:

The service charge includes; use of toilets, use of shared kitchenette, use of lift, electricity and lighting supply, water supply, the cleaning/maintenance/emergency lighting to common areas, grounds maintenance, security guarding, caretaker, paper waste, heating, telephone link to reception, external window cleaning and fire alarm testing.

## SERVICE CHARGE EXCLUSIONS:

Broadband is currently available at this address, although it is your responsibility to ensure it is available at these premises with the relevant utility provider. The service charge does not include any ICT equipment, supply or installation. All telephone and ICT equipment is to be contained within the tenanted offices. A pro-rata buildings insurance charge will be invoiced annually for the size of space occupied.

## PARKING & OPENING TIMES:

Allocated parking is available on the basis of one parking space per 250 sq ft leased. In addition there is a large public car park within the grounds of the Breckland Business Centre (Dereham) which is free. The Business Centre is open from 8.00 to 20.00 Monday to Friday and 9.00 – 18.00 on Saturday for tenant access.

## DEPOSIT:

A deposit of six months rent is required to act as security against your lease obligations. This will be held in an interest bearing account for the duration of the lease.



# YOUR PROPERTY SPECIALIST

## LEGAL FEES:

A payment is required for legal fees to arrange the lease on your behalf, the cost of which can be provided on request.

## BUSINESS RATES:

Contact the Breckland Council Business Rates service at the Anglia Revenues Partnership on 01842 756568.

## VIEWING:

Viewing strictly by appointment only.

To arrange an appointment to view, contact Breckland Council, Property on 01362 656870 or e-mail us at [property@breckland.gov.uk](mailto:property@breckland.gov.uk)



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Breckland Council gives notice that:

- a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute a part of, an offer or a contract;
- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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ROOMS 319 & 320



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ROOM 329



ROOM 330



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ROOM 336

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