



## PRESTIGE OFFICE PREMISES TO LET

### BRECKLAND BUSINESS CENTRE - THETFORD

St Nicholas Street, Thetford, Norfolk. IP24 1BT

These prestigious offices that form the Breckland Business Centre are located within the Norfolk market town of Thetford.

- Excellent Town Centre Location
- Serviced Offices ranging from 435 sq ft / 40 sq m to 4568 sq ft / 424.38 sq m
- Available Now
- Viewing Highly Essential
- EPC Rating: D

**01362 656870**

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

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## PREMISES LOCATION:

Prestigious Offices in the heart of Thetford, a prosperous and expanding market town situated on the A11 trunk road, midway between Norwich and Cambridge and also has rail links to Norwich and Cambridge.

## TERMS:

Offered on an internal repairing and insuring lease for a minimum lease term of three years or any multiple thereof. 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):

Room	Sq M	Sq Ft	Annual Rent (inc Service Charge)	Available
102	40.8	439	£7,902.00	Now
103-105	56.6	610	£10,980.00	Now
106	73.3	789	£3,156.00 (Storage only)	Now
805	17.2	186	£3,348.00	July 24
Level 5	424.3	4568	£82,224.00	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, 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:

Parking is available in a car park adjacent to the Business Centre, it is not allocated. There is also a public car park within the grounds of the Breckland Business Centre (Thetford) which is free. The Business Centre is open from 8am to 8pm Monday to Friday and 9am to 6pm on Saturday.

## 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

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## 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, Commercial Property on 01362 656870 or e-mail us at [property@breckland.gov.uk](mailto:property@breckland.gov.uk)

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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Room 102:



Room 103-105:



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WINNER **MJ**

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Room 106 (Storage Only):



Level 5:



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