



## PRESTIGE OFFICE PREMISES TO LET

### 27B TURBINE WAY - SWAFFHAM

Turbine Way, Swaffham, Norfolk. PE37 7XD

These prestigious offices are located on the EcoTech Business & Innovation Park, Swaffham.

- Gross internal floor area 370 sq ft (34.37 sq m)
- Annual rent and service charge £4,726.50 per annum exclusive of VAT
- Viewing Highly Essential
- Available Now
- EPC Rating: C

Breckland Council, 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 

Breckland Council  
Winner of Commercialism in the  
Property Estate Award

## PREMISES LOCATION:

Prestigious Office Accommodation. Swaffham is a busy market town located just off the A47 trunk road for ease of access and is only 15 miles from Kings Lynn and 30 miles from Norwich.

## 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.

## RENTAL:

Rent at £3,607.50 per annum plus VAT plus £1,119.00 service charge per annum plus VAT.

## DEPOSIT/REFERENCES:

A deposit of £1,803.75 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.

Limited companies to supply Directors Guarantee and references to be supplied.

## LEGAL FEES:

A payment will be required for £500 (plus VAT) for Legal fees to arrange the lease on your behalf.

## PLANNING:

Planning permission may be required. Prospective tenants are advised to contact the Local Planning Authority at [planning@breckland.gov.uk](mailto:planning@breckland.gov.uk) for further advice in this regard

## 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 656378/210 or e-mail us at [property@breckland.gov.uk](mailto:property@breckland.gov.uk).

## CCTV SECURITY SCHEME:

The EcoTech Business & Innovation Park is included on an integrated Closed Circuit Television Surveillance Security System. It will be a condition of the lease of these premises that the tenant will participate in, and make any applicable subscriptions to the scheme.

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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