

01263 713143 | holt@brown-co.com



## **OFFICES AT 11 GARDEN STREET**

Cromer, NR27 9HN

**TO LET £9,750 pax**

A modern suite of open plan first floor offices with a staff area.

- Modern, open first floor offices
- Large open plan office with separate kitchen and stores
- Prominent town centre location

**836.47 sq ft (77.71 sq m )**

## Location

Cromer is an attractive and popular seaside town on the north Norfolk coastline. The town is vibrant and boasts a wide range of facilities and shops ranging from large national chains such as M&Co, Argos, Halfords and Iceland as well as a variety of cafes, restaurants and shops as well as traditional seaside shops selling buckets and spades and seaside gifts.

The town is one of North Norfolk's 'Principal Settlements' and as such is a primary retail destination with a strong collection of both local and national retailers. Demand for commercial property in Cromer has remained relatively strong for over a decade with few vacancies. Cromer has a population of about 8,000 (2011 census) which increases markedly during the busy summer months.

The cathedral city of Norwich, with its airport and frequent rail service to London Liverpool Street, is located about 25 miles to the south.

## Description

A modern suite of open plan first floor offices with a staff area, male and female WC's and further storage. The offices stand in a prominent position and are placed in a town centre location close to the beach with the benefit of parking.

## Accommodation

Name	Sq M	Sq ft
First Floor	77.71	836.47
<b>Total</b>	<b>77.71</b>	<b>836.47</b>

## Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## EPC

Band: TBC

## Business Rates

Rateable Value  
TBC

## VAT

It is understood that VAT is not applicable.

## Viewing & Further Information

Strictly by appointment with the sole letting agent:-

### Brown & Co

1A Market Place  
Holt  
Norfolk,  
NR25 6BF

### Henry Cockerton

01263 713143  
henry.cockerton@brown-co.com

### Tom Cator

01263 713143  
tom.cator@brown-co.com



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