



AN OFFICE UNIT CLOSE TO THE TOWN'S PRIMARY RETAIL DESTINATION

FAKENHAM | NORTH NORFOLK

An fantastic opportunity acquire an office space located in a prominent position within in Fakenham just off the Market Place at the entrance to Tescos.

TO LET £10,000 PAX

BROWN & CO

DESCRIPTION

1st Floor 21 Oak Street, Fakenham, Norfolk, NR21 9DX

This first floor office is a prominent and well proportioned unit located just off the town's Market Place at the entrance of Tesco Supermarket.

The accommodation would lend itself to a number of uses and has good frontage within the centre of town close the Millers Walk and Tesco car parks. It comprises: ground floor communal entry, with five office rooms a kitchen and W.C.s. Outside the property has the benefit of 50% if the car park.

The property is ready for tenant fit out work and the unit is ready for occupation from mid October.

LOCATION

Fakenham is a fine market town situated halfway between King's Lynn and Norwich. It benefits from The Thursday Market that dates back to 1250 and a Farmers' Market on the last Saturday of each month with a range of locally grown produce. It is known as the gateway to the north Norfolk coast and is well positioned for the coast and other local attractions including Pensthorpe Waterfowl Park and Fakenham Racecourse.

There is rail access via King's Lynn (22 miles) or Norwich (25 miles).

ACCOMMODATION

Name	Sq M	Sq ft
First Floor	112.4	1,209
Total	112.4	1,209

These measurements are approximate.

VAT

It is understood that VAT is not applicable.

EPC

EPC rating E

RATEABLE VALUE

The Rateable Value is £13,500

TENURE

Leasehold. The premises are available on a new full repairing and insuring lease for a length to be determined.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agent:-

Brown & Co
1A Market Place
Holt
Norfolk,
NR25 6BE

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