

## TO LET

**Drove Orchards, Thornham PE36 6LS**



**NEW, First Floor Executive Offices  
with full panoramic frontage views to  
rolling countryside.**

**Private staff parking area to rear.**

**Shared toilet facilities.**

**Planned lift to first floor.**

**Office area - 197m<sup>2</sup> (2,120 ft<sup>2</sup>)**

**Guide— £18,000 p.a. (£350.00 per week)**

**Introduction:**

Cruso & Wilkin are delighted to offer this newly built, first floor office suite, with staff facilities, private parking to the rear of the premises and shared toilet facilities (with the other office users only). This office suite is located within a thriving business hub situated at Drove Orchards in the village of Thornham on the North Norfolk Coast. The Drove Orchards complex is located within forty acres of established orchards, forming part of Drove Farm, much of which visitors and Tenants are free to explore and enjoy, with footpaths through the farm providing direct access to Holme beach. Drove Orchards is easily accessible along the A149 coast road, located between Brancaster and Hunstanton with a bus stop directly outside the site, together with ample parking to the front of the site for all business users and patrons. The office premises sit alongside over twenty other businesses, to include retail shops, restaurants, hairdressers, and a deli counter, together with those offering fresh fish, ice cream, a together with a wide range of fruit and vegetables, household staples, general groceries and plenty of local beers and wines, and Drove Orchards' juice and ciders.

There are established office users on the first floor, including local building contractor and architect.

**Location & Situation:**

The office premises are at the northern end of the Drove Orchards complex, situated on the western end of the village of Thornham; located approximately 5 miles east of Hunstanton, 3 miles west of Brancaster, and 22 miles north of Kings Lynn, which has the benefit of a main line train station with direct line to London King's Cross. The nearby popular tourist town of Hunstanton is home to a number of local, regional and national stores. The North Norfolk coast benefits from a regular coastal bus route, and there is a bus stop directly outside of the Drove Orchards complex.

**Description:**

This former grain store has been fully renovated to create ground floor retail space and first floor offices, serviced with LED lighting, wall mounted trunking housing power supplies and internal cabling to benefit a plethora of design configurations for the office user. We are advised the site is serviced with Superfast Broadband.

The first floor office accommodation is currently designed principally as an open-plan office suite, being a full height room, flooded with natural light from the extensive panoramic windows to the east, south and western elevations. The office suite also benefits from wood effect double glazed windows together with insulated roof.

The property is accessed via a private access to the side of the premises, with ground floor lobby and shared toilet facilities; stairs to first floor with shared lobby area and further shared toilet facilities. As at the date of inspection we were advised that the Landlords are intending to install a personal lift shaft to the first floor to meet disabled requirements.

Outside, the property is accessed via a ramped access and also steps; there is an area to the rear of the property designated as private parking for office use only. It is anticipated that a number of the spaces will be reserved to this office suite only.

**Lease:**

The property is offered effectively on a Full Repairing and Insuring (FRI) Lease, the Landlords are proposing an initial 5 year term, with three year breaks, and rent reviews (upwards only). Possession is immediately available subject to negotiation and contract.

**Rent:**

The guide rental is initially £18,000 per annum including VAT, (£350.00 per week), exclusive of all outgoings and expenses. In addition, the Tenants will be required to pay an annual service charge towards maintaining the communal areas.

**Accommodation:**

The premises offer accommodation having the following approximate dimensions:

First Floor L shaped open-plan office	11.57m x 8.58m and 8.74m x 5.56m;
Shared toilet facilities to ground and first floors.	Pending lift access.
Ramped access outside to entrance door.	Outside private allocated parking area.

**Services:**

The property is currently serviced with mains water and electricity; and private drainage facilities. We are advised that the site is serviced with Fibre Optic Superfast Broadband.

**Access:**

The property benefits from access directly off the Drove Orchards complex, and then to the A149 road. Private allocated parking facilities are offered with the offices.

**VAT:**

The above terms are quoted net of VAT, if applicable.

**Viewing:**

Strictly by prior arrangement with the Agent, Cruso & Wilkin. Telephone: 01553 691691  
Contact, Alex Ison, email - ai@crusowilkin.co.uk

**Legal Costs:**

The ingoing Tenants are to be responsible for an agreed contribution towards the Landlords' legal costs incurred in connection with the preparation of the Lease documentation.

**Surety:**

Please note that prospective Tenants will be required to provide references and surety or guarantor.

Details revised: August 2023

**SUBJECT TO CONTRACT / VACANT POSSESSION**

**File No: AI/89/1**

**IMPORTANT NOTICE**

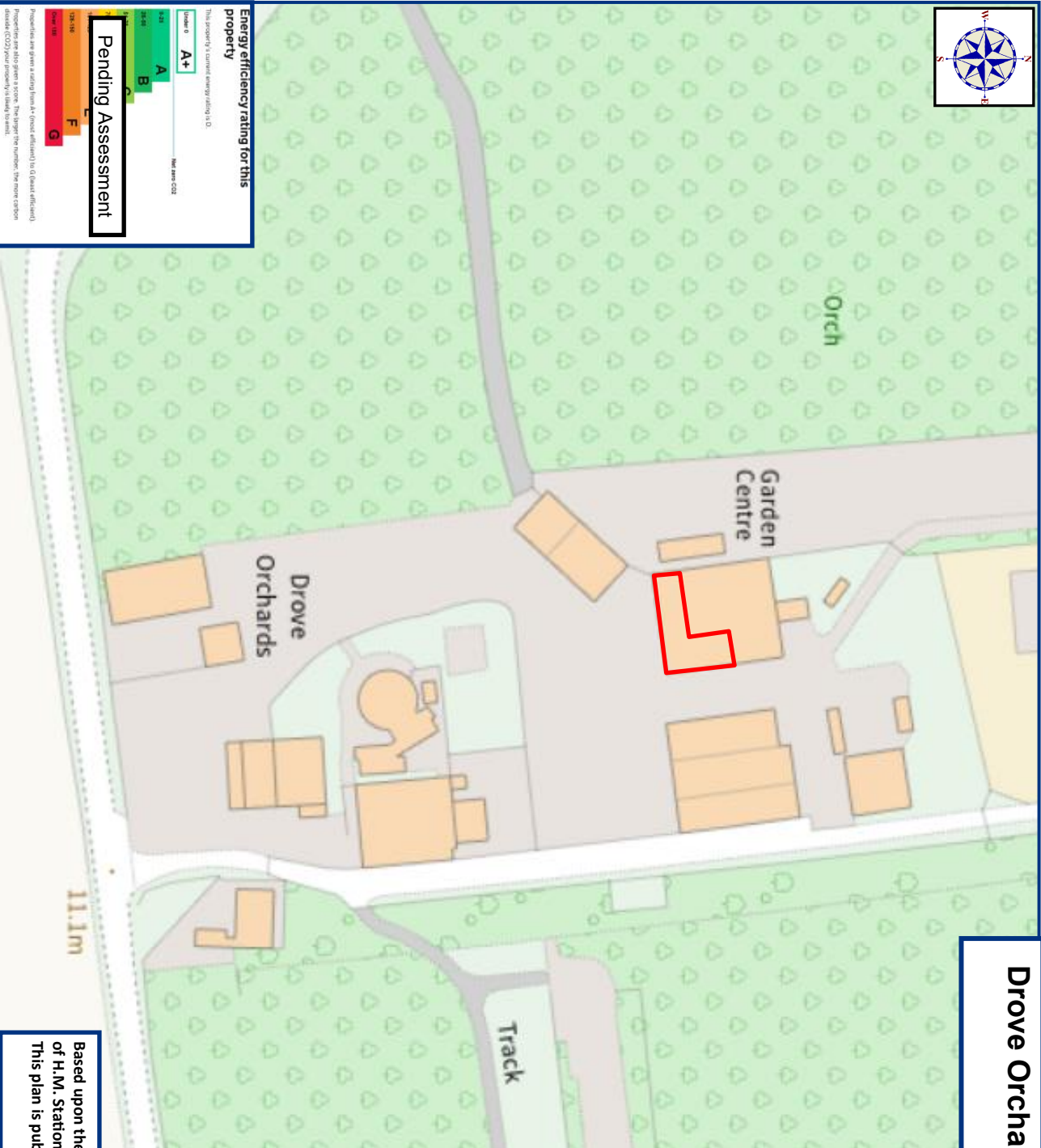
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# Drove Orchards Office, Thornham PE36 6LS



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