



### Location

Thetford is an historic market town centrally located between Bury St Edmunds, King's Lynn, Norwich and Cambridge. The town is situated just off the main A11 trunk road, which provides direct access to the M11 and A14. The resident population is estimated at approximately 27,000 and is set for further growth.

The subject property is located in the heart of the town centre, opposite the bus station and a short walk from the retail and leisure core.

### Description

The property comprises a multi-let, purpose-built office building with the following features:

- Excellent town centre location.
- On-site car parking.
- Modern offices suites and storage areas.
- Fully managed building with caretaker and security.
- Lift access to upper floors.
- Shared WC and kitchen facilities.

### Accommodation

Various suites are available, ranging from 212 sq ft (19.6 sq m) to 3,359 sq ft (312.1 sq m).

Full details of the suites are available on application.

### Tenure & Terms

The suites are available to let on new internal repairing leases for a minimum term of 3 years.

VAT is payable on the rent and service charge.

Tenants will be required to pay a deposit of six months rent to act as security against your lease obligations. This will be held in an interest bearing account for the duration of the lease.

### Rent

On application

### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (64). A full copy of the certificate is available upon request.

### Rates

Each suite has a separate rating assessment. Further information can be obtained by visiting the Valuation Office Agency website: <https://www.tax.service.gov.uk/business-rates-find/search>.

Where the Rateable Value is less than £15,000 occupiers may be eligible for small business rate relief. For further information visit: <https://www.breckland.gov.uk/business-rates>.

### Service Charge

A service charge is applicable and therefore payable by tenants.

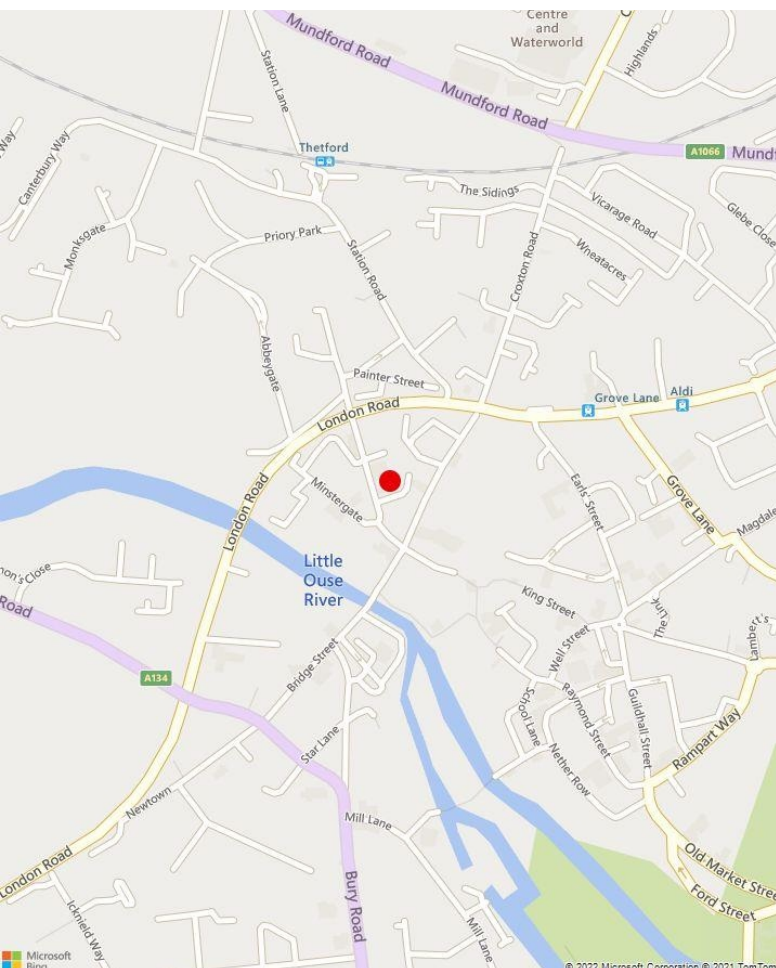
The charge includes: use of toilets, use of shared kitchenette, use of lift, electricity and lighting supply, water supply, the cleaning/maintenance/emergency lighting to common areas, grounds maintenance, security guarding, caretaker, paper waste, heating, external window cleaning and fire alarm testing.

### Legal Costs

A payment is required for legal fees to arrange the lease, the cost of which can be provided on request.

### Viewings & Further Information

**Graham Jones**  
**Roche Chartered Surveyors**  
 01603 756338 / 07496 164609  
[grahamj@rochecs.co.uk](mailto:grahamj@rochecs.co.uk)



**SUBJECT TO CONTRACT**  
 You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)





#### IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants 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.
- c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property





#### IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants 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.

c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property