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Office Building in the grounds of Carmelite Monastery, Quidenham, NR16 2PH
TO LET £10,000 pax

Ground floor offices

- Picturesque and tranquil setting
- Combination of office and meeting rooms
- Ample parking
- Modern interior

144.8 sq m (1,559 sq ft)



Location

Quidenham is a village approximately 13 miles from Thetford and 11 miles from Wymondham. It is located on Hargham Road just off the A11 at Snetterton.

The property is accessed via a long driveway in a picturesque rural setting within the grounds of the Carmelite Monastery.

Description

The premises is arranged over the ground floor and a small mezzanine. There is a combination of office and meeting room space in addition to WC and kitchenette facilities. The property has a modern interior with the main office rooms fitted with suspended ceilings and fluorescent lighting.

Externally, there is a shared courtyard at the front of the property in addition to a large, dedicated carpark off the main drive into the grounds.

At the rear of the property is an enclosed private courtyard area.

There is the opportunity to let the neighbouring building, a former care facility, in addition to these offices. The former care facility is 338.2 sq m (3,640 sq ft). Please enquire for further details.

Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Ground floor	122.1	1,315
Mezzanine	22.7	244
Total NIA	144.8	1,559

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.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Hospice & premises
Rateable Value	£19,000
Rates payable for 2021/2022	£9,481*

*At present the premises has a combined assessment with the neighbouring former care facility which would be divided if the buildings are let separately.

Tenure

The Property is available by way of a new full repairing and insuring lease for a rent of **£10,000 per annum exclusive** for a term to be agreed.

VAT

It is understood that VAT is not applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

The property currently has an EPC rating of B (31).

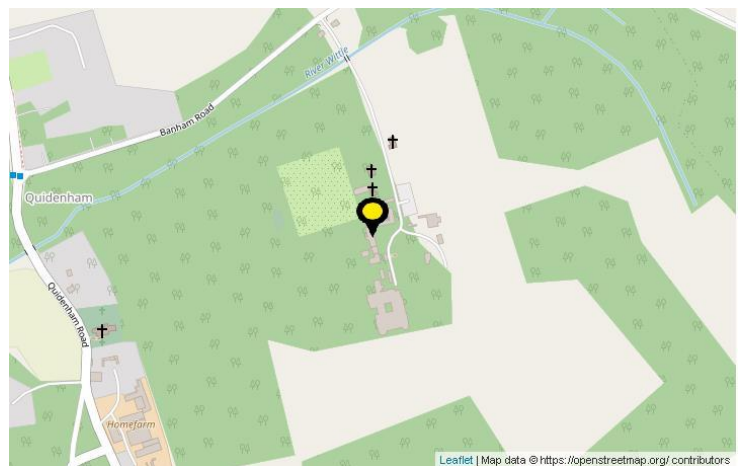
Viewing & Further Information

Strictly by appointment with the sole letting agent:-

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