



Office Premises (DRAFT)

From 14.88 to 106.18 SqM (160 to 1,147 SqFt)

Office

To Let

**SMALL CELLULAR OFFICE
SPACE**

**SUITABLE FOR A VARIETY
USES**

**ACCESS FROM POPULAR
INDUSTRIAL ESTATE**

Greens Road, Dereham, Norfolk NR20 3TG

Dereham is a market town located approximately 17 miles West of Norwich and benefits from a convenient location just off the A47. Dereham is a desirable location and widely acknowledged as being the geographical centre of the county, with access to the ever improving A47 trunk road.

The offices form part of a multi-let unit and comprises a range of cellular offices with communal facilities.

There is parking to the front of the unit.

Location

Dereham is located in the acknowledged geographical centre of Norfolk adjacent to the A47 truck road linking Kings Lynn and Great Yarmouth.

The subject property is situated on the Greens Road Industrial Estate a popular trading estate close to the town centre and the A47 which is home to E & S J Walpole, D & JCB Dealers, Norfolk Farm Machinery, Jewson, MKN Builders Merchants and a number of other commercial users.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

Description	M ²	Sq Ft
Office 1	21.81	235
Office 2	17.80	192
Office 3	33.62	362
Office 4 / Boardroom	14.88	160
Office 5	18.07	195
Total NIA	106.18	1,147

Terms

The premises are available to let on a new lease for a term to be agreed. Please contact the agent for further information.

Business Rates

To be assessed

Legal Costs

The incoming tenant will be responsible for both parties' reasonably incurred legal fees.

VAT

Our client reserves the right to charge VAT in line with current legislation

Energy Performance Certificate

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys Commercial 01603 216825

Nick O'Leary Tel: 01603 216827

nick.oleary@arnoldskeys.com

SUBJECT TO CONTRACT - hcc/04.2022

