



1 Tavern Lane, Dereham, NR19 1PX

TO LET £27,940 pax

Office Premises

- 10 Dedicated parking spaces
- Excellent access to A47, Dereham town centre and retail parks
- Highly prominent location
- Ground floor reception/First floor cellular offices

247.3 sqm (2,662 sqft)

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BROWN & CO

Property and Business Consultants

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Location

1 Tavern Lane occupies one of the most prominent locations in Dereham, opposite the A47 slip road/Roys of Wroxham and Yaxham Road which connects the retails parks with the Town Centre. Dereham is a traditional mid-Norfolk market town and is the administrative centre of Breckland District. The town lies 16 miles west of Norwich on the A47 trunk road and has a broad commercial base and has a large shopping centre in which national and multiple traders are well represented.

Description

1 Tavern Lane is a purpose-built detached two storey campus-style office block with car parking to the rear and Mid-Norfolk Mencap occupy one ground floor suite.

The whole of the First floor is available together with the large ground floor reception area. The first floor provides a large well fitteds open plan area together with some cellular offices and meeting rooms. There is a central corridor with two cloakrooms.

The accommodation has gas-fired radiator central heating, suspended ceilings and is fully carpeted. There are further cloakrooms on the ground floor used by Mencap and the subject premises.

Externally there are 10 dedicated parking spaces available

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Ground Floor	26	280
First Floor	221.28	2,382
Overall	247.3	2,662

Services

Mains gas, water, drainage and electricity are connected.

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

Tenants are advised to contact the Local Authority to confirm the Rates Payable. We are aware there are two Rateable values for the property (Please refer to the Brochure):

Rateable Value (1 April 2023)	£15,750
Rates payable for 2023/2024	£7,859
Rateable Value (1 April 2023)	£20,250
Rates payable for 2023/2024	£10,104

Terms

The property is offered to let on a new 10 year full repairing and insuring lease with 5 year rent review.

VAT

VAT will be charged upon any rent price negotiated.

Legal Costs

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

EPC

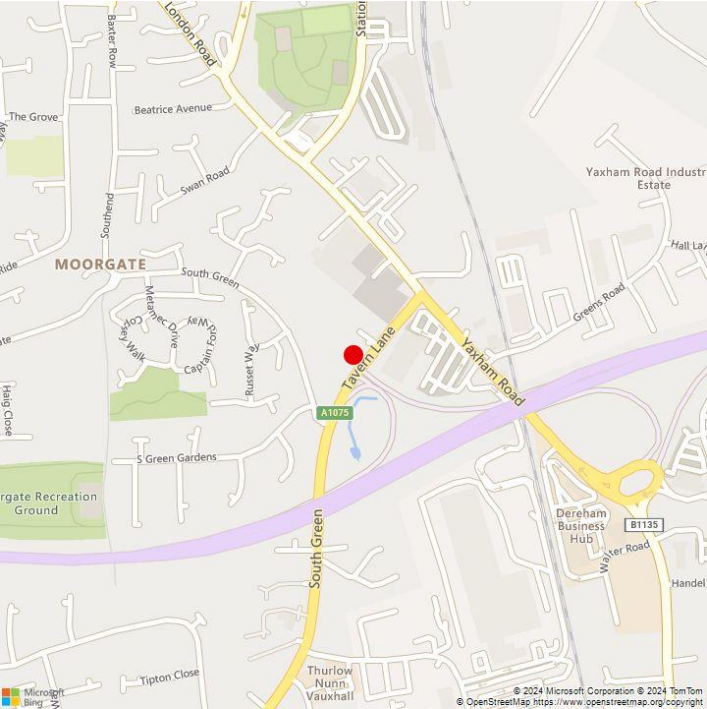
The property has a rating of D

Viewing

Strictly by appointment with the letting agent:-

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