



Unit 14

Norfolk House, Needham Market, IP6 8RW

**Immediately available office
space to let**

850 sq ft
(78.97 sq m)

- Recently Refurbished Open Plan Office Space
- Onsite Car Parking
- Established Industrial Estate Location
- Available Immediately
- Small Business Rate Relief Available to Qualifying Occupiers

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Summary

Available Size	850 sq ft
Rent	£10,000 per annum
Rates Payable	£3,393.20 per annum Based on the 2026 valuation, coming into effect in April.
Rateable Value	£8,000
Service Charge	£100 per month
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Norfolk House is a modern two-storey office building providing 14 self contained suites ranging from 700 to 1,400 Sq Ft.

Unit 14 is located at the right hand end of the development on the first floor and provides 850 Sq Ft of good quality, refurbished open plan office accommodation. The suite benefits from an open plan office area, kitchenette, WC and entrance area. The specification includes comfort cooling and heating, suspended ceilings with light inserts, perimeter trunking with Cat 5 cabling and new carpets.

Parking is provided on site.

Location

Norfolk House is located on Williamsport Way, one of the roads serving the Lion Barn Industrial Estate, the established industrial area of the town. The offices are around a mile from the town centre and close to junction 51 of the A14. It is a short walk from a number of the new residential developments in the town, including St Georges Park.

Accommodation

The accommodation comprises the following areas:

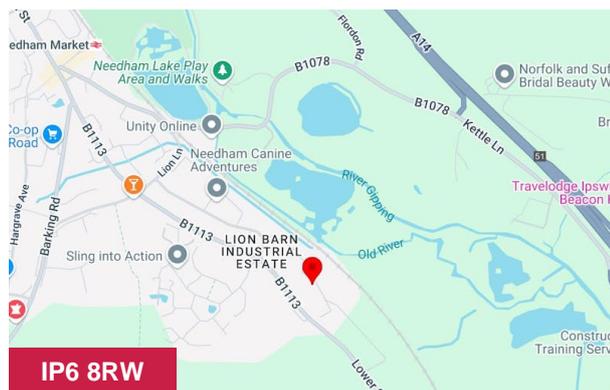
Name	sq ft	sq m	Availability
1st	850	78.97	Available
Total	850	78.97	

Terms

The property is available on a new lease with terms to be agreed.

Service Charge

The office is subject to a service charge contribution of £100 +VAT per month. This covers water rates, building insurance, waste disposal, grounds maintenance, air conditioning maintenance and lift maintenance.



Viewing & Further Information



Francis Britton

01284 702626

francis@hazells.co.uk



Adam Palombo

01284702626

adam@hazells.co.uk