

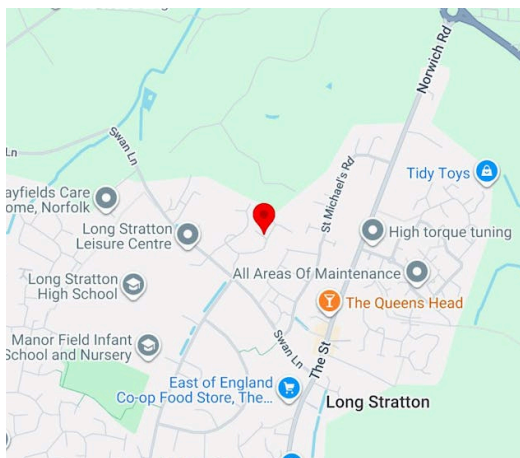


ROCHE

Trumpeter Rise, Long Stratton, NR15 2DY

Office To Let | £6,300 - £30,600 per annum | 387 to 1,878 sq ft

Modern Offices To Let, Long Stratton



Location

The property is situated just off Swan Lane opposite the South Norfolk Council offices. The property is close to the A140 being approximately 12 miles south of Norwich and 15 miles north of Diss town.

Description

Trumpeter House is arranged over ground and first floor overlooking a landscaped area to the front. The property is situated in an attractive rural setting close to village amenities with ample parking in close proximity. The available offices are located on the ground and first floor with the following specification and features:

Key Points

- High quality accommodation
- Comfort cooling and heating
- Raised access floors and suspended ceilings
- On site parking
- Communal kitchen facilities
- Shared meeting room for use by Tenants

Accommodation

Description	sq ft	sq m	Rent
Ground - GF4	387	35.95	£6,300 /annum
Ground - GF5	552	51.28	£9,000 /annum
First - FF2	552	51.28	£9,000 /annum
First - FF3	387	35.95	£6,300 /annum
Total	1,878	174.46	

Terms

The offices are available to let by way of new internal repairing leases for a term to be agreed. The Landlord reserves the right to charge VAT on the rent as applicable.

Summary

- Rent: £6,300 - £30,600 per annum
- Business rates: The Valuation Office Agency Website indicates that the rateable values are as follows: GF4 - £5,200, GF5 - £7,500, FF2 & FF3 - £12,750
- Service charge: £4 per sq ft
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (27)

Further information

- [View details on our website](#)

Contact & Viewings

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