

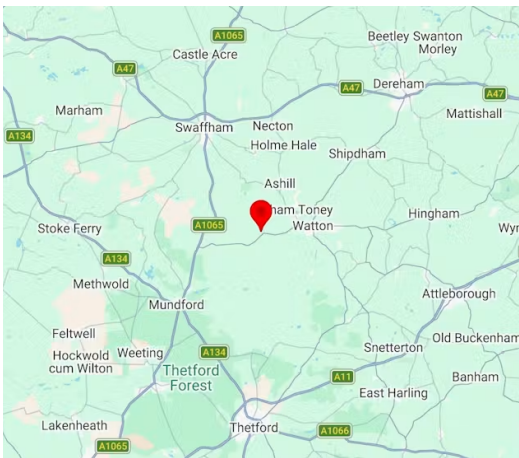


ROCHE

The Old School, Little Cressingham, Thetford, IP25 6NT

Office To Let | £26,000 per annum | 1,539 sq ft

Self-contained office building with parking



Location

Little Cressingham is a small village which lies 3 miles west of Watton and 8 miles south of Swaffham. It is approximately 20 minutes from the A11 and 15 minutes away from the A47, making most of the county easily accessible.

Description

The property is a modern two-storey office building with attractive brick elevations below a slate roof. Internally there are three offices on the ground floor and male and female WCs. On the first floor there are a further three offices, a comms/storage room and a well-fitted kitchen. Externally there is a large car park to the rear and landscaped garden areas. The key features can be summarised as follows:

Key Points

- Large car park - for 10 to 11 cars
- Under-floor heating
- Perimeter trunking throughout
- Suspended ceilings with recessed lighting
- Air conditioning (to most)
- Photo-voltaic panels providing electricity
- Staff garden area
- Attractive rural setting

Accommodation

Description	sq ft	sq m
Ground Floor	719	66.80
First Floor	820	76.18
Total	1,539	142.98

Terms

The property is offered by way of a new full repairing and insuring lease for a term to be agreed.

Summary

- Rent: £26,000 per annum
- Business rates: TBC
- Car parking charge: n/a
- VAT: Applicable
- EPC: D (96)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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