

Office 1 Unit 10D, Drove Orchards, Thornham, Norfolk

Office To Let



Office Unit , First Floor Unit 10D, Drove Orchards, Thornham PE36 6LS

Cruso & Wilkin



An exciting opportunity to rent a Bespoke Office unit located on the renowned Drove Orchards site

Thornham, Norfolk PE36 6LS

Summary

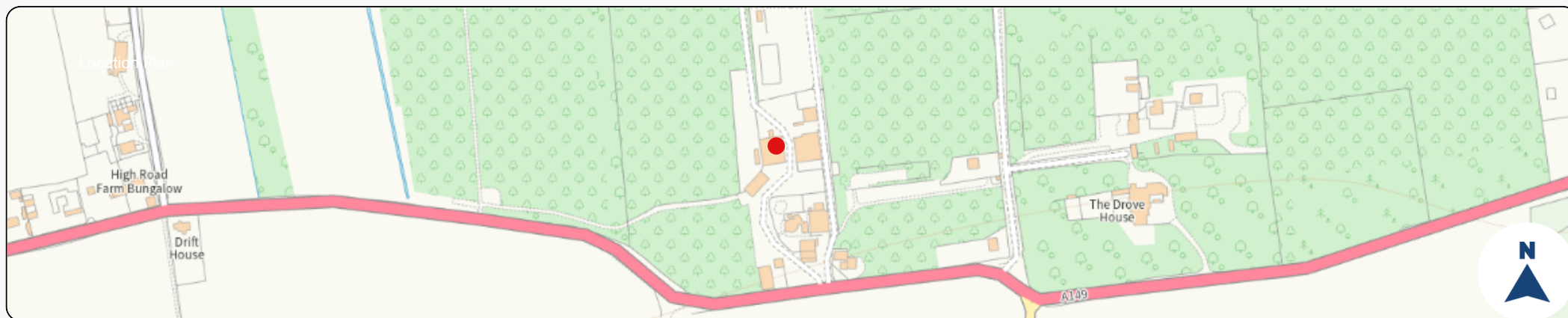
- Approximately 2,120 sq ft (197 sq meters) of first floor space with panoramic views
- Suitable for a variety of office uses
- Situated in the village of Thornham
- Ultrafast Broadband availability

The village is well located on the A149 coast road between Hunstanton and Wells Next the Sea.

The village benefits from a range of facilities together with other amenities, in the local towns of Hunstanton and Fakenham, including shops, primary schools, churches, pubs and playing fields.

Drove Orchards benefits from bus service opposite the premises, range of retail units and food take aways etc. The village benefits from good road connectivity. King's Lynn Railway Station is located approximately 26 miles from Thornham providing connections to Cambridge and then onwards connection to London.





Drove Orchards, A 149 Thornham PE36 6LS

Location

Thornham, is a small village situated along the North Norfolk Coast.

Located approximately 5 miles east of Hunstanton.



Postcode
PE36 6LS



What3words:
///nails.demanding.summer

Directions

Head east from Hunstanton on the A149 road and follow to Thornham, where Drove Orchards retail area is located on the northern side of the road suitably sign marked. Follow through the retail area and the offices and retail building is located to the north of the site as identified herein.

Use

Bespoke office premises. Communal Toilet facilities on landing area. Shared parking area to the rear of the unit.

Parking

There is a designated parking area to the rear of the building, which is shared with other office and business users.

Services

The property has separately sub-metered mains electricity, water and private drainage facilities. The tenant will be responsible for all outgoing. And a service charge administered by the Landlords

Viewing Arrangements

Strictly by prior arrangement with the Landlord's agent only. Further information is available upon request.

Description

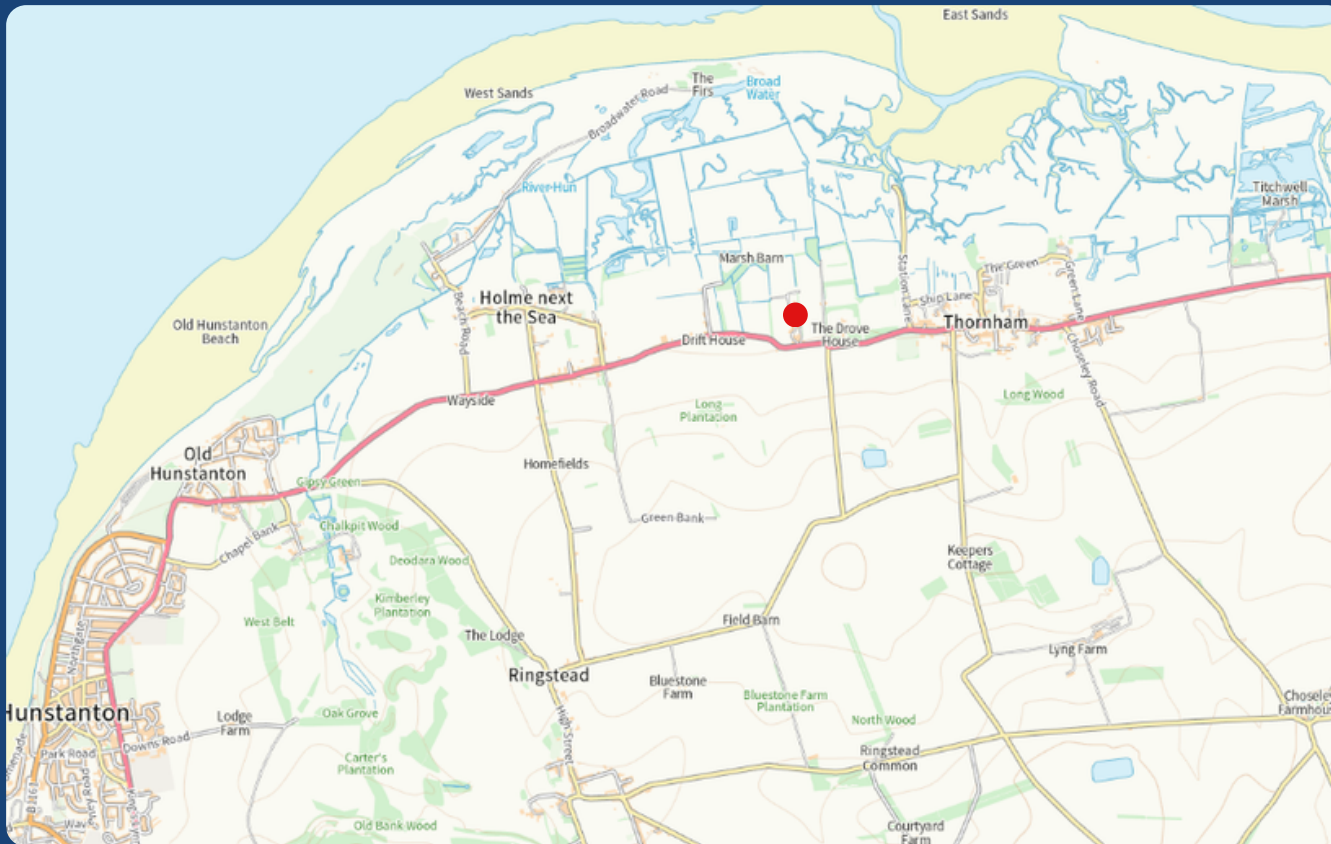
We are pleased to offer a first floor office space to Rent

A modern bespoke development, the office being a single office space offering approximately 197 sq metres of space with its own small kitchenette area. Shared toilet facilities located on the shared landing on the first floor.

Rates and Rent

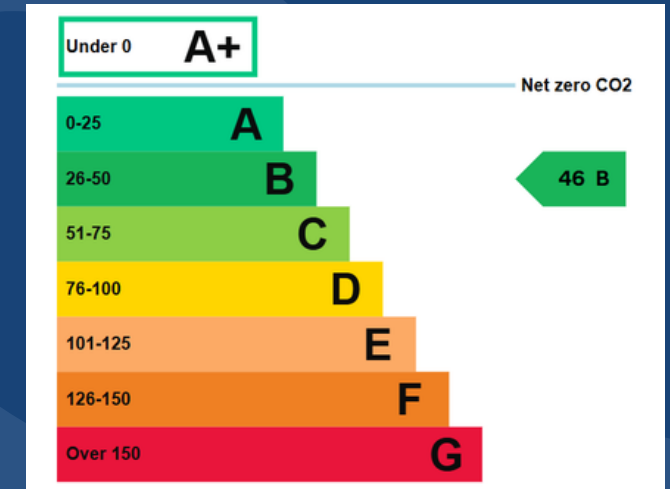
Unit 10D is currently assessed with a Rateable Value at £15,000, Technically the tenants could potentially apply for small business rates relief.

Full terms of occupation are available upon request and subject to negotiation. Rent is depending upon agreement terms and the lease will be on full repairing and insuring (FRI) lease terms, contracted out of the Landlord and Tenant Act 1954 security of tenure provisions.



CEPC

The building has an EPC rating of B (18/10/2034)



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Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Purchasers are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of an offer.

Important Notices

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Vendors.

Cruso & Wilkin