



GROUND FLOOR, THE LONG BARN, ELM FARM BUSINESS PARK, NR18 0SW

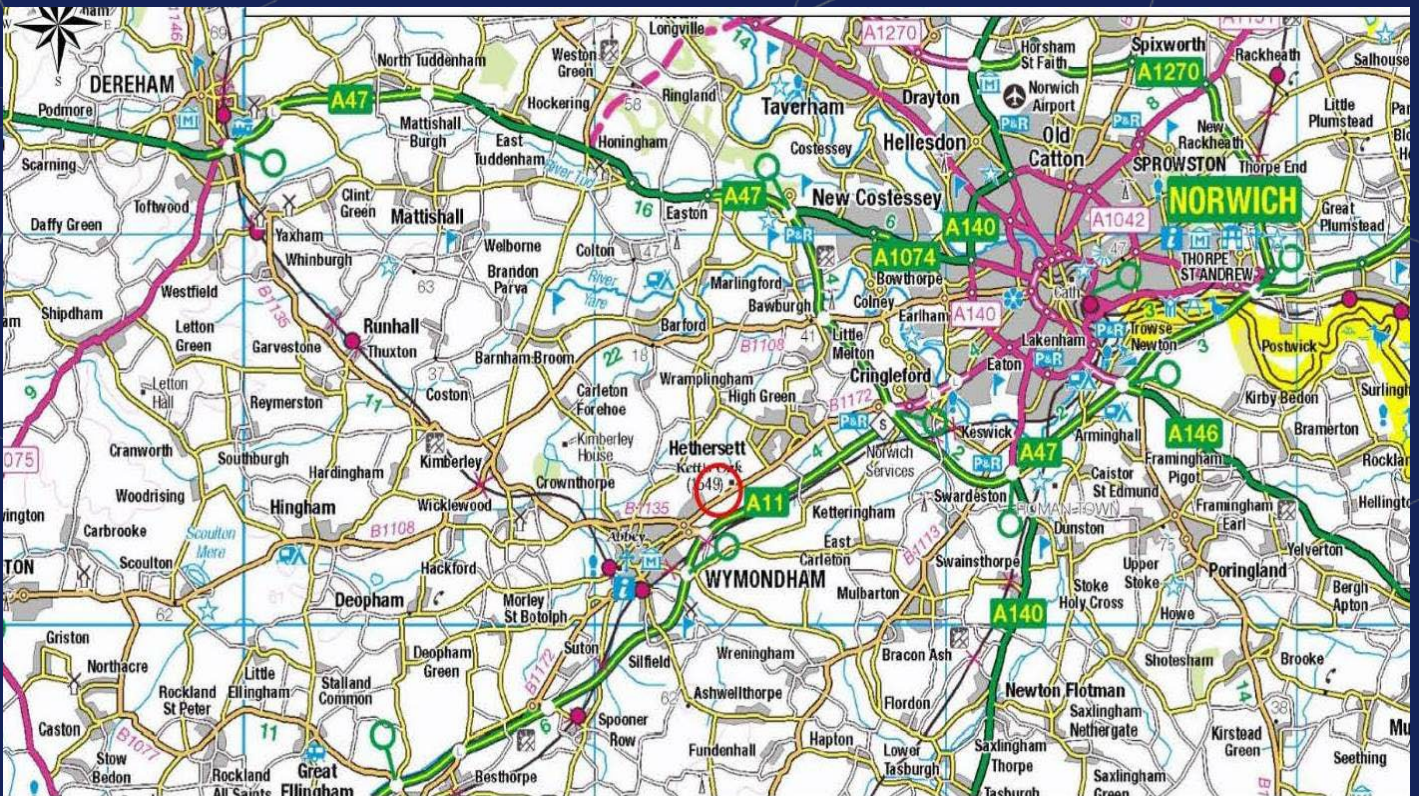
**TO LET | MODERN OFFICES WITH AMPLE PARKING
978 SQ FT (90.86 SQ M)**

- Single-storey, mostly open plan offices
- Easy access to the A11 dual carriageway
- 7 on-site car parking spaces
- Established business location

LOCATION

The property is situated on the old A11 approximately 1.5 miles to the north-east of Wymondham and 6 miles to the south-west of Norwich. Excellent access is provided to the A11 dual carriageway, which links to Thetford, Cambridge and beyond to the M11.

Elm Farm Business Park is an established location, which is set within an attractive landscaped setting with ample car parking. There is a Waitrose superstore within a short drive, which also provides a restaurant, cash points and a petrol filling station.



SUMMARY

Description

The available accommodation provides good quality, modern offices, with a separate meeting at the southern end of the suite, and male & female WCs and a kitchen at the northern end.

The accommodation has attractive exposed beams in the ceiling with integral lighting. The floor is carpeted with perimeter trunking.

Accommodation

The net lettable area of the suite is 978 sq ft (91 sq m).

There are 7 allocated car parking spaces at the front of the property, which represents the excellent ratio of one space per 140 sq ft.

Additional information

Terms

The property is available by way of a new lease on terms to be agreed.

Rent upon application.

Business Rates

According to the VOA website the suite has a Rateable Value of £14,750.

For further information regarding the current multiplier, please contact the joint agents.

EPC

The property has an Energy Performance Asset Rating of C61 valid until 12 June 2028.

Postcode

NR18 0SW

GALLERY



GALLERY



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August 2023

Enquiries

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