



Office premises TO LET

**Unit 5 Rash's Green
Dereham NR19 1JG
119.39 sq. m (1285 sq. ft.)**

LOCATION

The market town of Dereham lies approximately 15 miles west of Norwich and 25 miles east of Kings Lynn. The subject premises are prominently positioned in the established Rash's Green Industrial Estate currently occupied by Barconn Ltd, and has excellent access to the A47 and A1075 and the rest of the trunk road network.

ACCOMMODATION

The subject property comprises a one-storey building of brick construction, providing excellent newly refurbished modern offices, with ample parking, the property provides LED lighting, comfort cooling, gas fired central heating, a kitchenette, male and female WCs.

With the following approximate areas:-

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Office 1	55.33	596
	Office 2	32.83	353
	Office 3	7.80	84
	Reception & mail area	23.43	252
	Kitchen	-	-
	WCs	-	-
	Total:	119.39	1285

TENURE

The property is being offered by way of a new; full repairing and insuring lease for a term of six years, at a commencing rental of **£15,950 pax** (plus VAT), subject to 3 yearly upward only rent reviews.

RATEABLE VALUE

The property has been entered onto the Valuation Office Agency website as followings:

The property will need to be reassessed by the Valuation Office Agency.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of TBC. Further details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through sole agents:

Goodge Property Services

Contact: Tim Goodge Tel: 07855 885454 Email: tim@goodgepropertyservices.co.uk

SUBJECT TO CONTRACT

October 2020

Important Note: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Goodge Property Services has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Goodge Property Services have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.



