Commercial Office. Stody, Melton Constable NR24 2ED

Commercial Office To Let



Cruso & Wilkin



An exciting opportunity to rent a commercial office located in the village of

Stody, Norfolk.

Summary

- Approximately 2,100 sq ft
- Situated in the village of Stody
- Nearby to Briston 2 miles away, Holt 4 miles away & Fakenham 10 miles away.
- Available now
- Valid CEPC

The village of Stody is uniquely quiet and picturesque, situated in the stunning Glaven Valley. The nearest shops, butchers, Co-op and services are only 2 miles away in Briston. The nearby town of Holt, approximately 4 miles north-east, enjoys shops, primary schools, churches, pubs and a playing field.

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Location

Stody is a small village situated close to the North **Norfolk Coast.**

Stody is located approximately 4 miles south west of Holt.

Nearest Postcode
NR24 2ED

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Keeps.Buzzars.Hiking

Services

The site has the benefit of electricity and water available. The Tenant will be responsible for all outgoings.

Use

The building has recently been renovated as a new office space. There are staff facillities inside the buidling including toilets and a kitchen.

Office Equipment

All office equipment in situ, is available to purchase.

Parking

Designated and ample parking is available on site and the exact number of spaces available can be discussed; Electric charging points are installed.

Viewing Arrangements

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

Description

The site measures approximately 2,100 sq.ft. and is accessed off Brinton Road.

The office space is predominantly open-plan with two seperate office spaces at one end; and at the other end the kitchen and conference room.

Rates and Rent

The building has been assessed for business rates and the Tenant will be responsible for the business rates and outgoings applicable.

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

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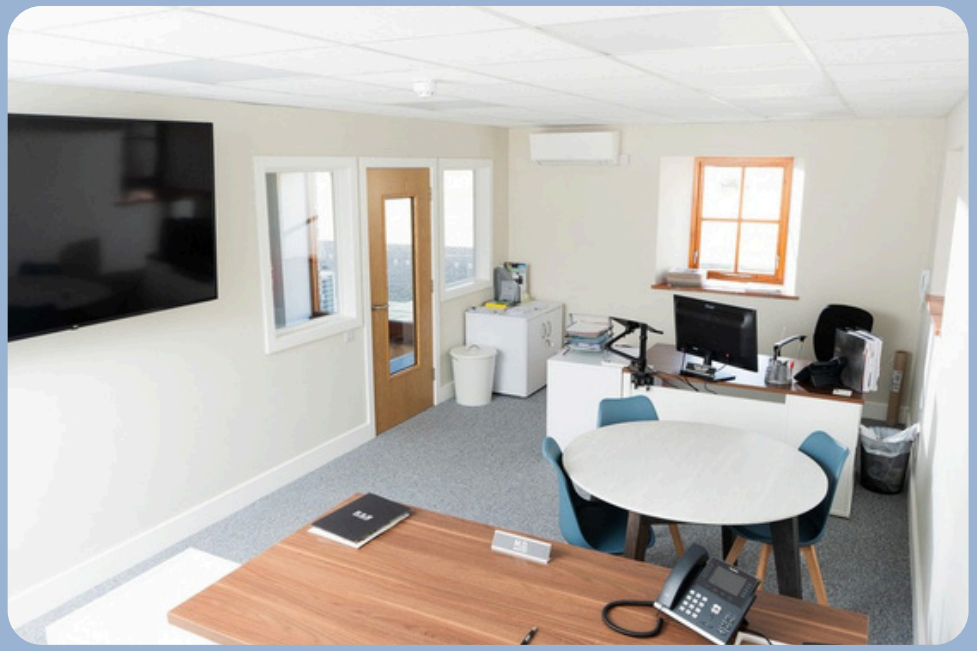




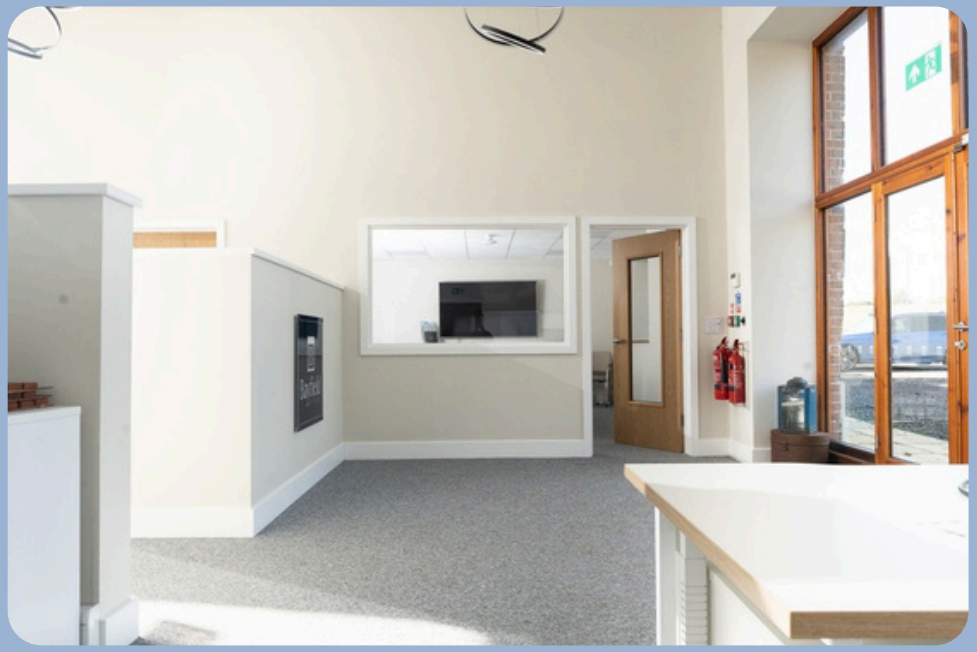




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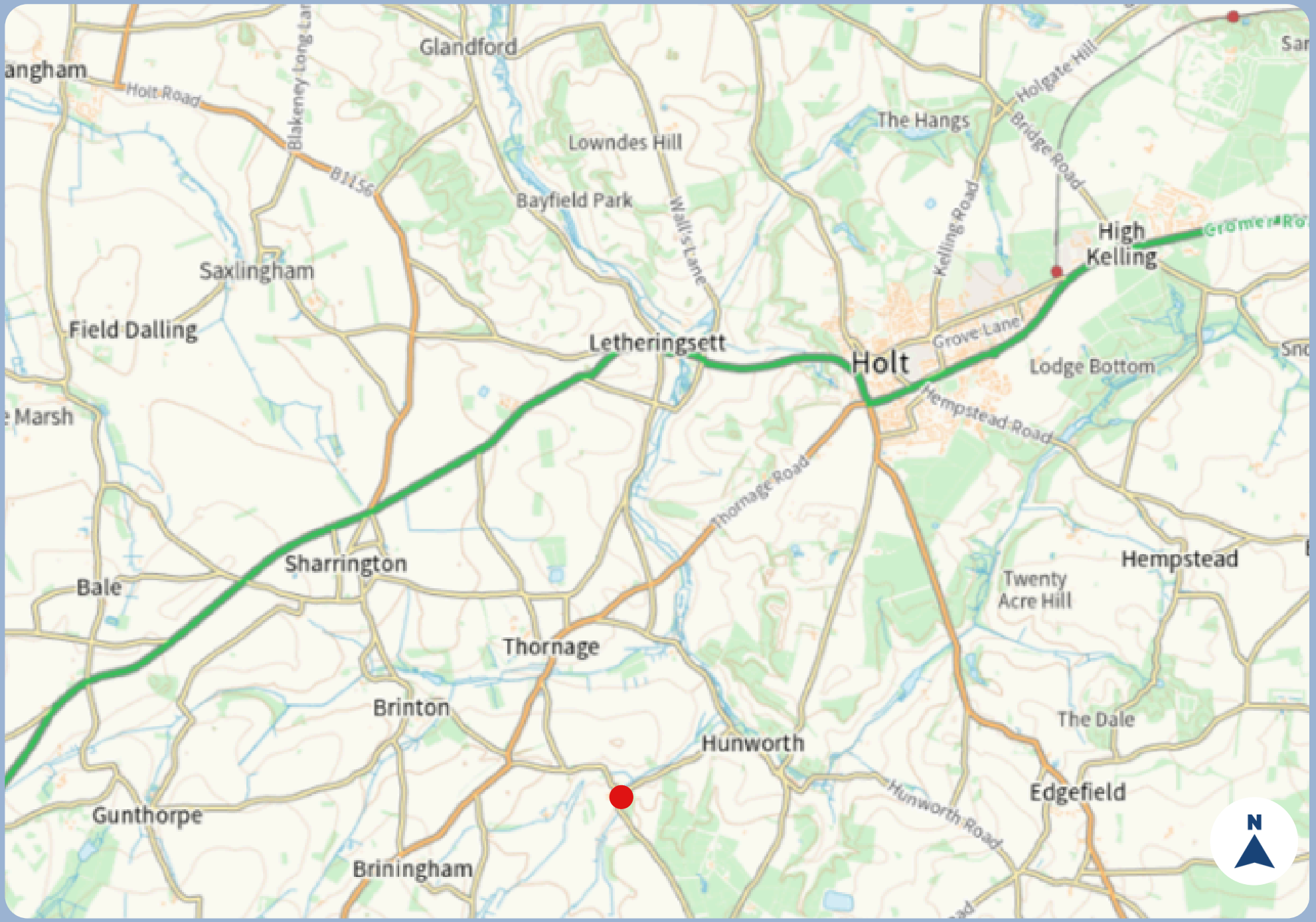
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Important Notices

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.

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.

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