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35 Market Place, Aylsham, NR11 6ER TO LET

Prominent First Floor Office Space Located in the Heart of Aylsham

- Spacious first floor office which provides a modern working environment.
- Occupies a prime position overlooking the Market Place.
- Flexible accommodation which can be split in a number of ways for either open plan or multi office environments.

Guide £10,000 pax

Location

Aylsham is a striking historic market town renowned for its fine architecture, shopping, local facilities and public transport links. Blickling Hall, Felbrigg and Sheringham Park (National Trust properties) are located within easy travelling distance by car, as is the north Norfolk Coast which is classed as an Area of Outstanding Natural Beauty,

Description

35 Market Place occupies a prime corner position on the Market Place within Aylsham. The unit benefits from having windows facing across the Market Place. The accommodation is split over two floors with a reception area, offices which benefit from Cat 6 networking and fibre optic cables. There is also a modern kitchen and W.C.s on the first floor plus storage on the second. The distribution of the accommodation over two floors will give users a large level of flexibility. The premises also benefit from being close to other successful independent businesses within the busy market town.

Accommodation

| Name | Sq M | Sq ft |
|--------------|-----------|------------|
| First Floor | 52 | 595 |
| Second Floor | 28 | 304 |
| Total | 80 | 869 |

All areas are approximate.

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

EPC

TBC

Business Rates

Rateable Value £9,100

Terms

A new lease for the premises is available on fully repairing and insuring terms with the length and other terms to be determined.

VAT

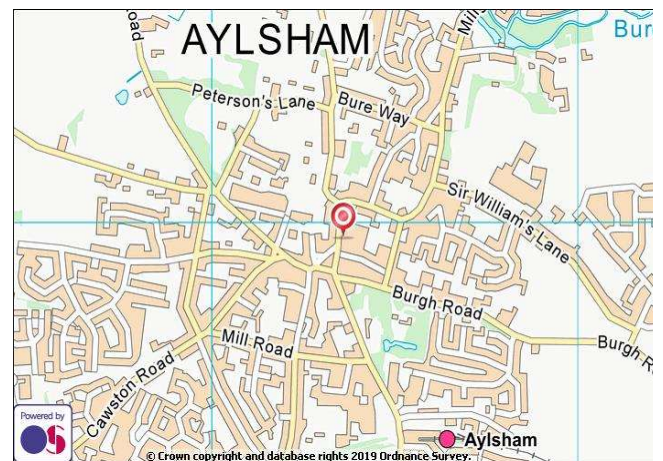
It is understood that VAT is not applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

Viewing & Further Information

Please note Brown and Co do not carry out viewings and these are arranged strictly by appointment directly with the Landlord. The landlord can be contacted on:- 07970 635133



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