



## THE OFFICES RYSTON HALL, RYSTON, DOWNHAM MARKET PE38 0AA

### WELL LOCATED CHARACTER OFFICES

- In Quiet Location
- Good IT Connection
- Dedicated Parking Space
- Available on Flexible Lease Terms

**Alison Richardson**

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**Rent £525 pcm | From 27 sqm (291 sqft)**

King's Lynn  
Market Chambers, 25-26 Tuesday Market Place, King's Lynn, PE30 1JJ  
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## LOCATION

Ideally situated for easy access to the A10 with Cambridge 35 miles north and Kings Lynn 11 miles to the south along with Downham Market mainline rail link - London Kings Cross (approx. 1 hour 20 mins).

Downham Market is a traditional Norfolk market town situated in the west of the county. The town has a population of approximately 10,000 and serves a much larger catchment area covering the outlying villages. The town has experienced considerable development over recent years with further expansion planned for the future. There is a good range of public amenities including infant, middle and high schools, health facilities, swimming pool, library etc.

## DESCRIPTION

The Offices are situated in the east wing of Ryston Hall - a grade II\* listed 17th century country house built by Sir Roger Pratt and later remodelled by Sir John Soane.

The offices are in a quiet setting overlooking the formal gardens to the rear and establish parkland to the front with ample on site parking.

Suited to a professional office user the offices are scheduled to be upgraded within the next few months.

## ACCOMMODATION

The property has the following (approximate) net internal floor area:

Description	Sqm	Sqft
Ground Floor Office 32	27	291
First Floor Office 12	30	323
First Floor Office 13 - Let	22.98	247

## Office Suites 24, 25 & 26 - Coming soon

## SERVICES

Mains services are connected to the building. 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.

## BUSINESS RATES

The offices may benefit from transitional relief.

## LEASE & RENTAL TERMS

The property is offered to let on flexible terms. Rent is payable monthly in advance. Heating and Electricity included in the rent. Starlink charged at £25pcm

## EPC

The property has an EPC rating of D.

## VAT

It is understood that VAT is applicable.

## LEGAL COSTS

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

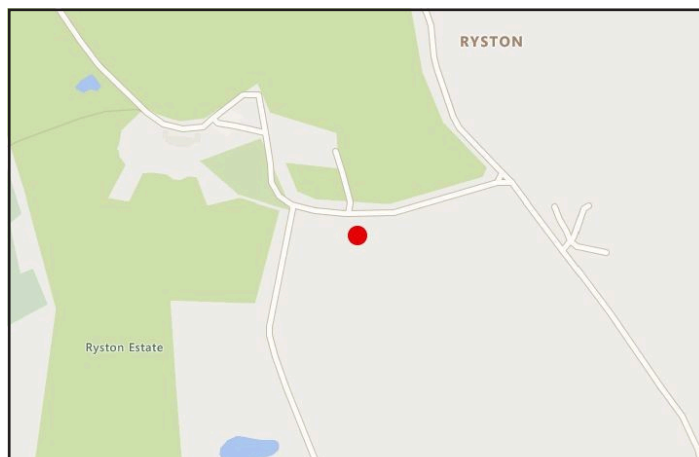
## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent. For further information or to arrange a viewing please contact:

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