



SUITE 11 MANOR FARM BARNS, FRAMINGHAM PIGOT, NR14 7PZ

DETACHED SELF-CONTAINED OFFICE PREMISES

- Good specification office
- Rural office setting
- Generous on-site car parking provisions
- Easy access to Norwich and other parts of Norfolk

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BROWN & CO

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TO LET £35,000 per annum | 250.2 sq m (2,693 sq ft)

Location

Framingham Pigot is a village and civil parish in the English county of Norfolk. The village is located 3.9 miles (6.3 km) south-east of Norwich and 6.4 miles (10.3 km) north-west of Loddon, along the A146 between Norwich and Lowestoft.

The offices are also located just a 5 minute drive (1.7 miles) from Poringland Town Centre

Description

Unit 11 is located at Manor Farm Barns, which holds an award winning title for office accommodation granted by the Country Land and Business Association (CLA) and has been mentioned in Hansard.

The office comprises a detached self-contained office with a combination of larger open-plan workspaces and smaller meeting rooms. The office benefits from comfort cooling, raised floor boxes and perimeter trunking.

Externally there is a private courtyard and the complex has a large on-site parking area to accommodate vehicles as required.

Other occupiers in the estate include Teach, Heritage Developments, Mancroft International and Genesis Lifts.

Accommodation

The property provides the following net internal floor areas:

Description	sq m	sq ft
Office 1	61.0	657
Office 2	69.3	746
Office 3	52.7	567
Meeting room/server room	16.6	179
Meeting room	17.3	186
Board room	33.3	358
Kitchen	-	-
Total NIA	250.2	2,693

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.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following combined rates:-

Description	Suite 16 Offices & premises
Rateable Value	£31,250
Rates payable for 2025/2026	£15,594

Legal Costs

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

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Service Charge

A service charge will be levied to cover maintenance and service costs. Cost to be in the region of £4,991 for 2025/2026.

EPC Rating

The property has an EPC rating of C.

Terms

The property is available to let on terms to be agreed at an asking rent of **£35,000 per annum exclusive** of rates and services.

VAT

It is understood that VAT is not currently applicable however our client has the right to charge VAT.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

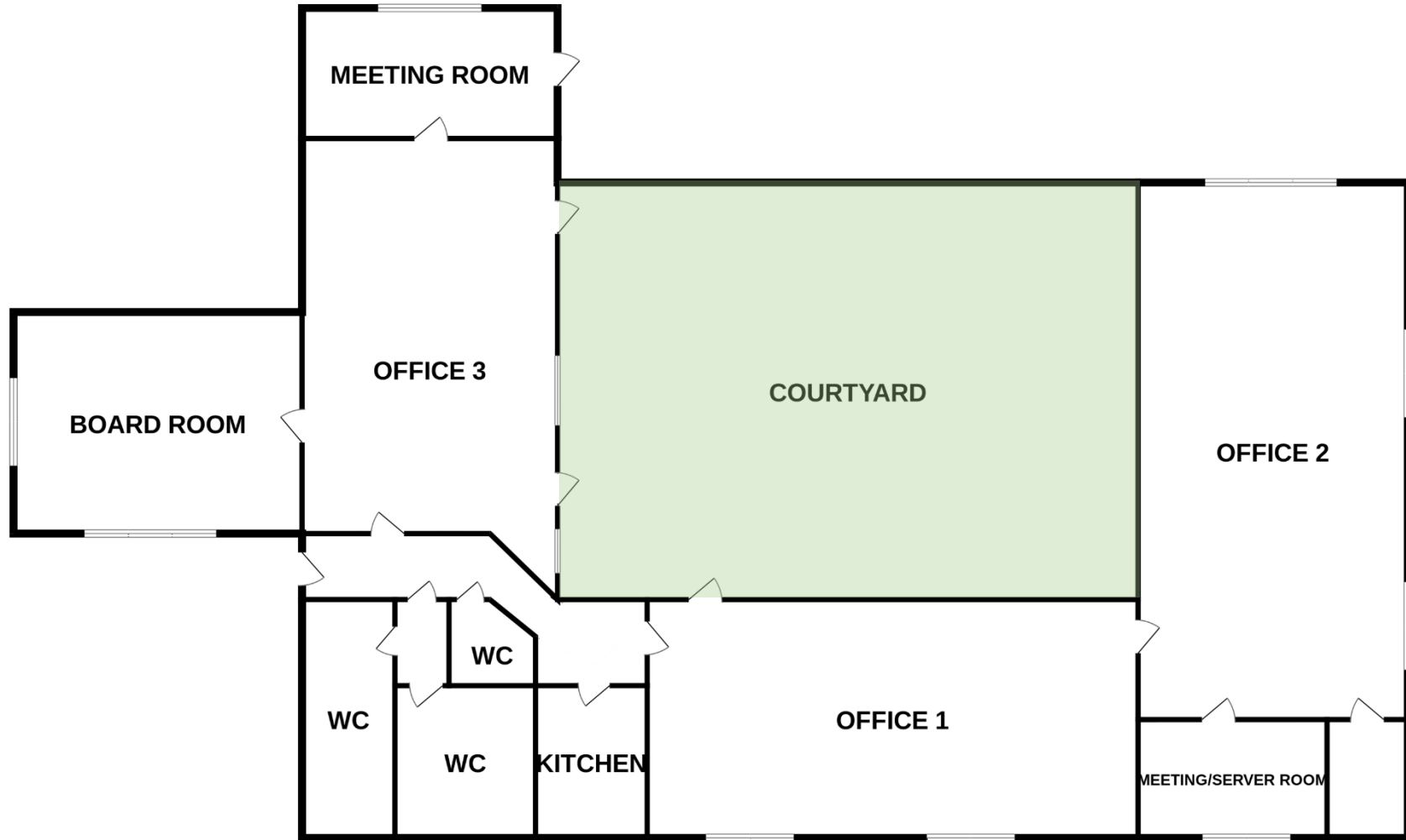
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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