



Norfolk House

Needham Market, IP6 8RW

**Immediately available office
space to let**

741 sq ft
(68.84 sq m)

- Recently Refurbished Open Plan Office Spaces
- Onsite Car Parking
- Established Industrial Estate Location
- Available Immediately
- Small Business Rate Relief Available to Qualifying Occupiers

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Summary

Available Size	741 sq ft
Rent	£7,500 per annum
Rates Payable	£3,393.20 per annum Based on the 2026 valuation, coming into effect in April.
Rateable Value	£8,000
Service Charge	£100 per month
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Norfolk House is a modern two-storey office building providing 14 self contained suites ranging from 700 to 1,400 Sq Ft.

There are currently four available suites located on ground and first floor. The suites provide good quality, refurbished open plan office accommodation. The suite benefits from an open plan office area, kitchenette, WC and entrance area. The specification includes comfort cooling and heating, suspended ceilings with light inserts, perimeter trunking with Cat 5 cabling and new carpets.

Parking is provided on site.

Location

Norfolk House is located on Williamsport Way, one of the roads serving the Lion Barn Industrial Estate, the established industrial area of the town. The offices are around a mile from the town centre and close to junction 51 of the A14. It is a short walk from a number of the new residential developments in the town, including St Georges Park.

Accommodation

The accommodation comprises the following areas:

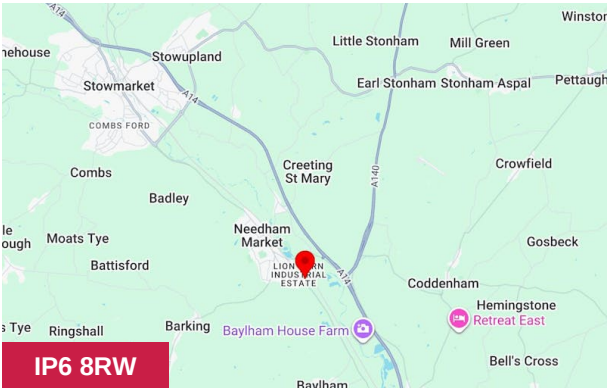
Name	sq ft	sq m	Availability
Ground - Unit 7	850	78.97	Let
Ground - Unit 4	741	68.84	Available
1st - Unit 9	741	68.84	Available
1st - Unit 14	850	78.97	Let
Total	3,182	295.62	

Terms

The suites are available singularly or combined on a new lease with terms to be agreed.

Service Charge

Each suite is subject to a service charge contribution of £100 +VAT per month. This covers water rates, building insurance, waste disposal, grounds maintenance, air conditioning maintenance and lift maintenance.



Viewing & Further Information

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