



Serviced Office, Fakenham
From £60 per week

BELTON DUFFEY

SERVICED OFFICE, 3 MARKET PLACE, FAKENHAM, NORFOLK, NR21 9AS

Opportunity to rent first floor office space and storage with communal facilities in the centre of the market town of Fakenham. All inclusive rent.

DESCRIPTION

A rare opportunity to rent first floor office space in a Grade II Listed building situated on the Market Place right in the heart of Fakenham. The premises comprise a light and airy office with west facing views overlooking the Market Place, 2 further stores (available by negotiation) with communal access, kitchen and WC.

The offices are available to let on a new underlease for a term to be agreed and the quoted rent includes heating, lighting and the use of the building's communal facilities.

SITUATION

North Norfolk's largest town, Fakenham is a bustling and lively community ideally located for access to the coast and also for Norwich and King's Lynn. A weekly market transforms the town, bringing in visitors across the region to enjoy a huge array of food, plants, clothing and local produce stalls set around the central market place.

Fakenham offers a diverse range of amenities including bars, restaurants, coffee shops, cinema, bowling alley, supermarkets, furniture and DIY stores plus clothing retailers and a garden centre. There are infant, junior and secondary schools (including 6th form) as well as banks and a large medical centre. Situated on the River Wensum, a wide choice of picturesque walks are available with access to the National Cycle Network. Sports facilities include a fitness centre, golf, squash, tennis, indoor bowls and, not forgetting, Fakenham Racecourse.

OFFICE

4.17m x 2.19m (13' 8" x 7' 2")

2 west facing sash windows overlooking the Market Place, radiator in cabinet.

STORE 1

2.65m x 1.49m (8' 8" x 4' 11")

Available by negotiation. Fitted worktop with drawers, radiator. Opening to:





STORE 2

2.67m x 2.65m (8' 9" x 8' 8")
Available by negotiation. Radiator.

COMMUNAL FACILITIES

The premises share an access with the ground floor off the Market Place with a communal staircase, landing, kitchen and WC.

DIRECTIONS

The premises are located in the Market Place in the centre of town.

OTHER INFORMATION

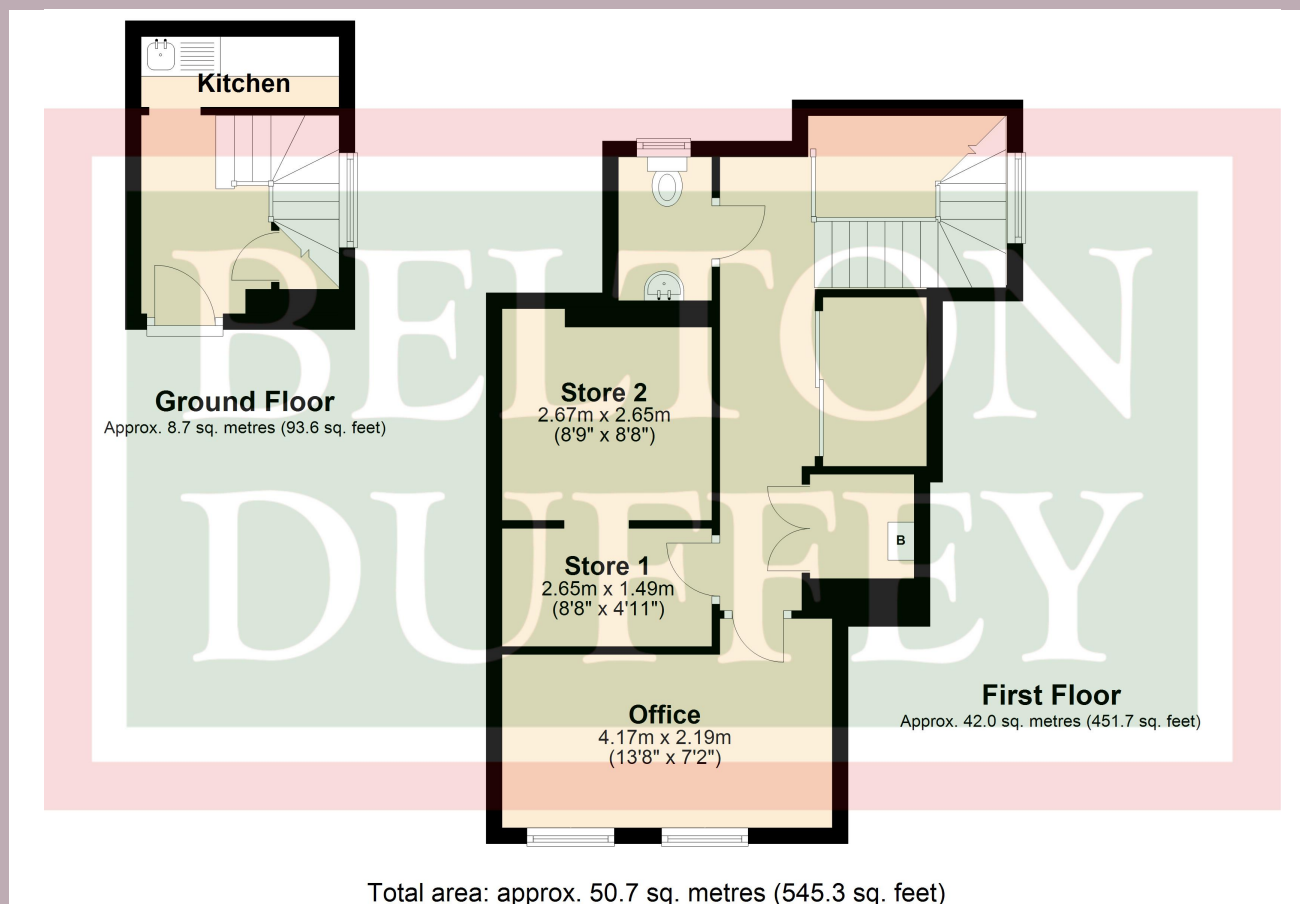
Mains water, mains drainage and mains electricity. Gas-fired central heating. EPC Rating Band n/a (exempt as Grade II Listed building).

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Business Rates are included within the rent.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com

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