

# UNIT AVAILABILITY

## Keystone Enterprise Factory

### 39 Brunel Way, Thetford, Norfolk, IP24 1HP

The Keystone Enterprise Factory is located only minutes away from the A11, ideally situated between Cambridge, Norwich, Kings Lynn and Bury St Edmunds.

All offices and units have access that is controlled through the use of key cards. The building is available to be accessed 24 hours, seven days per week. There is on site car parking and all offices and units are Cat5e wired.



#### **UNIT 2 (1029 sqft / 95.6 sqm)**

**Light Industrial Unit in a multi occupancy building, Unit with a small internal office is secured with an individual alarm system maintained by our Security maintenance supplier.**

Rent £5,145.15 + VAT per annum

Service Charge £3,601.61 + VAT per annum (Service Charge percentage 5.92%)

Monthly Rent and Service Charge £728.90 + VAT per month

Rateable Value 3100

All prices above exclude VAT which is chargeable at 20%.

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*If you would like us to keep you up to date with any office availability within Keystone's properties please contact us on [lettings@keystonetrust.org.uk](mailto:lettings@keystonetrust.org.uk)*

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## THE SMALL PRINT

### SERVICE CHARGE:

includes use of toilets, electricity and lighting supply, water supply, the cleaning / maintenance / emergency lighting to common areas, grounds maintenance, security guarding, general waste collection from site, building insurance and maintenance of burglar and fire alarms along with their testing.

### Unit Service Charge excludes metered gas and electric usage

**DEPOSIT:** A deposit of three months rent is required to act as security against your lease obligations. This will be held in an interest bearing account for the duration of the lease.

**LEGAL FEES:** Each party is responsible for their own legal fees. (We issue a standard lease for tenancies over 3 months, up to three months we issue a licence).

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### Other office availability:

- Office 1-05 + 1-06, Keystone Innovation Centre
- Office 1-08, Keystone Innovation



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*To arrange a viewing or for further information please contact us on 01842 768300 or email us on [lettings@keystonetrust.org.uk](mailto:lettings@keystonetrust.org.uk)*