

# OFFICE AVAILABILITY

## Keystone Innovation Centre

### Croxton Road, Thetford, Norfolk, IP24 1JD

The Innovation Centre is located a five minute walk from the train station and only minutes away from the A11, ideally situated between Cambridge, Norwich, Kings Lynn and Bury St Edmunds. The offices have views of the townscape, sports areas and Thetford forest and beyond.

The four storey building has a public café on the ground floor and conference rooms along with a serviced reception. The first, second & third floors have 10 offices on each floor, which vary in size from 200 to 900sqft.

Offices have access which 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 are Cat5e wired.



#### **Office 1-11 ( 547.88 sqft / 50.9 sqm approximate)**

**North facing office space located on the first floor with views across the sports areas and Thetford Forest.**

Rent £7,944.26 + VAT per annum

Service Charge from £3,435.21 + VAT per annum (Service Charge Percentage 3.16%)

Monthly Rent and Service Charge £948.29 + VAT per month

Rateable Value 6400

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, manned reception (08:30—17:00), the cleaning / maintenance / emergency lighting to common areas, grounds maintenance, security guarding, office waste collection from site, building insurance, heating, maintenance of lift and maintenance of burglar and fire alarms along with their testing.

**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, upto three months we issue a licence).

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## Other office availability:

- Office 1-07 Keystone Innovation Centre



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)