



37 STATION ROAD
HARLESTON NORFOLK IP20 9ES

To Let: Substantial Office Premises

DURRANTS
SINCE 1853

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To Let: Substantial Office Premises

Guide Rent: £17,500 per annum

Key Features

- Historic town centre office building
- Offices on lower ground, ground and first floor levels
- 8 private offices plus reception
- Extensive car park available
- Flexible accommodation
- Grade II Listed building
- Situated a short walk from the town centre



DESCRIPTION

The premises comprises a substantial Grade II Listed detached office building extending to approx. 300sqm in total.

The accommodation is separated over three floors with up to 8 separate offices, reception and staff areas. In addition there is an extensive basement level providing file/achieve storage.

The property benefits from a right to park in the extensive rear car park as shown edged blue on the proposed lease plan.

LOCATION

The premises are situated on the edge of the town centre in a mainly residential area.

Harleston is a popular, affluent and attractive market town within the Waveney Valley with an approximate population of 4650 residents (2011 census). The town has a good range of services and amenities with

shops, cafes, pubs, restaurants, doctors and schooling up to high school level. Norwich, Ipswich & Diss (mainline train services to London) are located within easy travelling distance by car, as is the Suffolk Heritage Coast, which is classed as an Area of Outstanding Natural Beauty.

- Diss - 13 miles
- Norwich - 21 miles
- Ipswich - 32 miles
- London - 110 miles

ACCOMMODATION

| | sq m | sq ft |
|-------------|------|-------|
| Offices | 199 | 2144 |
| Storage | 41 | 441 |
| Circulation | 29 | 312 |
| Staff/WC | 27 | 288 |
| Total | 296 | 3184 |

SERVICES

Mains waters, gas, electricity & drainage connected.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LEASE TERMS

The property is available on a full repairing and insuring lease for a minimum initial term of 3 years. Any lease will be contracted outside of the Landlord and Tenant Act 1954. A deposit will be held by the Landlord equivalent to three months rent.

LEGAL COSTS

Each party to be responsible for their own legal costs. An undertaking may be required at the outset in the event the Tenant withdraws from the process after Solicitors have been instructed.



VAT

VAT is not applicable.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of D(99). A full copy of the EPC is available on request.

LOCAL AUTHORITY

South Norfolk Council.

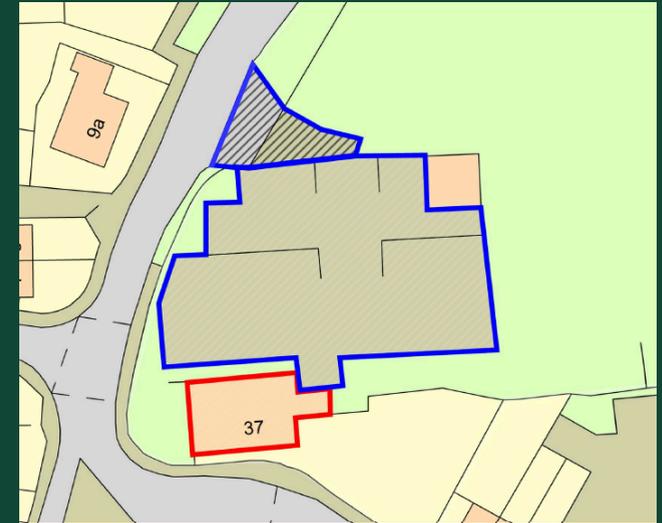
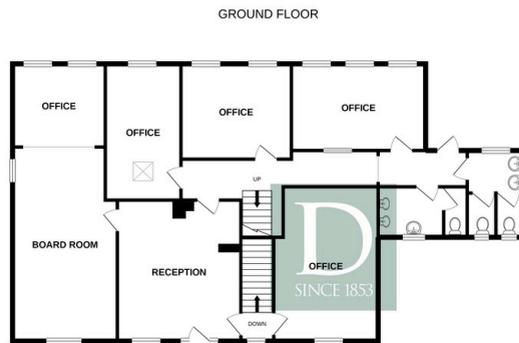
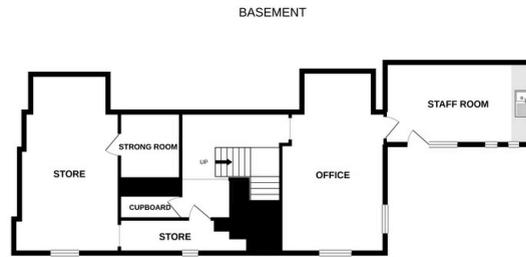
RATEABLE VALUE

The property has a Rateable Value of £13,750 from April 2026. The property therefore sits below the Small Business Rate Relief threshold for eligible occupiers.

DIRECTIONS

From the agents Harleston office, follow the one-way system along the Thoroughfare and continue onto Redenhall Road. Turn left onto Station Road and after approx. 250m the property will be found on the right-hand side.





VIEWING

Strictly by arrangement with the agents.

CONTACT US

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