Located in a historic Grade II listed building, Loddon Business Centre offers 10 good quality modern-style office suites situated within the centre of the bustling market town of Loddon. Businesses operating from Loddon Business Centre enjoy the best of both worlds; an attractive business location and good links to the surrounding area and regional road network. Just minutes away from the A146, businesses can take full advantage of the ideal positioning between Norwich - well known for its diverse knowledge economy and the east coast town of Lowestoft.

This property offers accessible, scalable space for business growth, suitable for all businesses from smaller start-up businesses right through to larger, more established enterprises. Loddon Business Centre provides good quality, customisable space, with business units ranging from 7sq.m to 31 sq.m; suitable for office, laboratory and workshop uses. Tenants enjoy secure access to the Business Centre 24/7; giving excellent flexibility to meet your business needs.
There are many advantages to locating your business at Loddon Business Centre:

- A professional and secure environment with easy access 24/7
- Ample public car parking facilities nearby
- A range of unit sizes offered on flexible terms
- Shared communal areas, including kitchen facilities
- Attractive views and surrounding area

Location:
Loddon Business Centre is situated just 12 miles south of Norwich and 16 miles north west of Lowestoft, with the nearby A143 giving easy access to Beccles and Harleston to the west, and the A47 serving Great Yarmouth to the east.

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Terms:
Suites are offered unfurnished on internal repairing terms, with a minimum lease term of 6 months. Rent is payable monthly in advance and is subject to VAT. This includes heating, lighting, and electricity to the suite and the communal areas, and the cleaning and maintenance of common areas and facilities. The rent does not include Business Rates or telecoms services.

Legal Costs:
Each party is to bear their own legal costs.

Get in touch:
To find out more about what Loddon Business Centre has to offer for you and your business, or to check availability and pricing information - call the Council’s Commercial Property and Conferencing Manager on 01508 533951, email propman@s-norfolk.gov.uk or visit www.south-norfolk.gov.uk/business-space

Loddon Business Centre forms part of a growing portfolio of professional and flexible business space, owned and managed by South Norfolk Council.
SUBJECT TO CONTRACT
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

IMPORTANT NOTICE
South NorfolkCouncil as the Lessors of this property, give notice that:

a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
c) No person in the employment of South Norfolk Council has any authority to make or give any representation or warranty whatever in relation to this property.