



Impressive and stylish, refurbished offices  
with parking

1,272 sq ft (118 sq m)

- Open plan offices with meeting rooms
- Refurbished to a high standard
- New solar panels and AC throughout

**9 MAHONEY GREEN, RACKHEATH, NR13 6JY  
TO LET**

### Location

Mahoney Green is a small development in Rackheath, which is in close proximity to the NDR (A1270) which provides access to the A47 and A140.

Neighbouring occupiers include SH Accountancy, DynoRod & BlueSpace.

### Description

The property is an attractive brick faced two storey office, with an impressive and modern office fitout providing in total 5 offices/meeting rooms.

Of these rooms, the Boardroom and two offices/meeting rooms are located on the ground floor along with a kitchen/breakout room, 2 x WCs, file storage and a storage cupboard.

Stairs to the 1<sup>st</sup> floor lead to an open plan office area with the remaining two offices/meeting rooms and a tea point.

The property is run on electricity throughout and has solar panels on the west facing pitch roof to benefit from the afternoon sun. This provides the property with exceptionally low running costs.

The specification is as follows:

- Carpeted solid flooring
- Perimeter power and ethernet cabling
- Solid ceilings with AC for heating and cooling
- LED lighting - spotlights and in places feature circular LEDs
- Glazed office/meeting rooms
- Double glazed exterior windows

The property provides the following Net Internal Areas:

	Sq M	Sq Ft
Ground Floor	35.88	386
First Floor	82.30	886
	<b>118.19</b>	<b>1,272</b>

Externally, the property has a forecourt allowing space for up to 8 cars double parked.

### Terms

A new Full Repair & Insuring lease is directly available from the Landlord on terms to be discussed.

Rent upon application.

### Business Rates

According to the VOA website the property has an RV of £17,500.

### EPC

A copy of the EPC is available upon request.

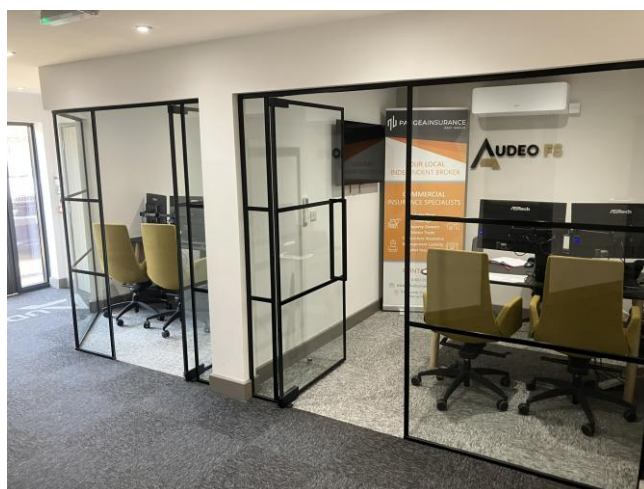
### Further Information

For further information please contact the sole agents:

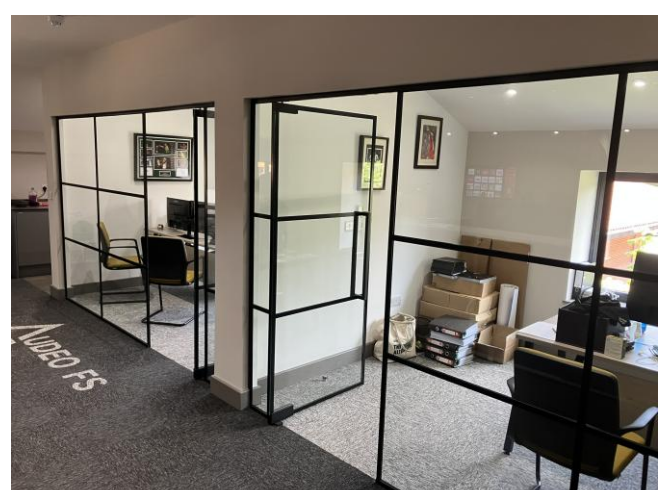
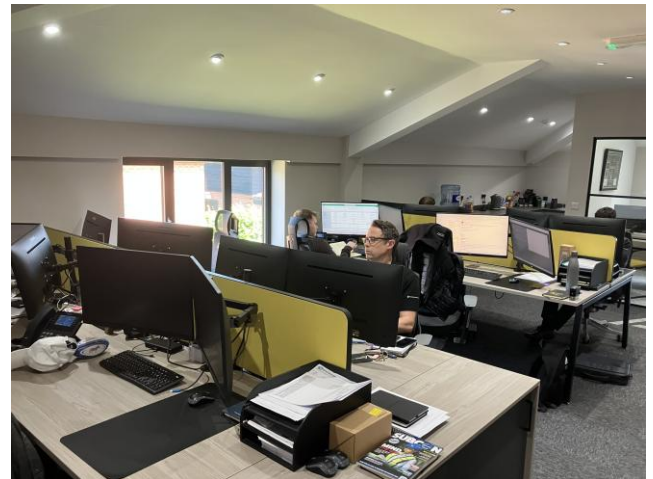
Chris Squirrel  
07887 830 124  
[chris.squirrel@bidwells.co.uk](mailto:chris.squirrel@bidwells.co.uk)

Will Jones  
07899 061 892  
[william.jones@bidwells.co.uk](mailto:william.jones@bidwells.co.uk)

### First Floor







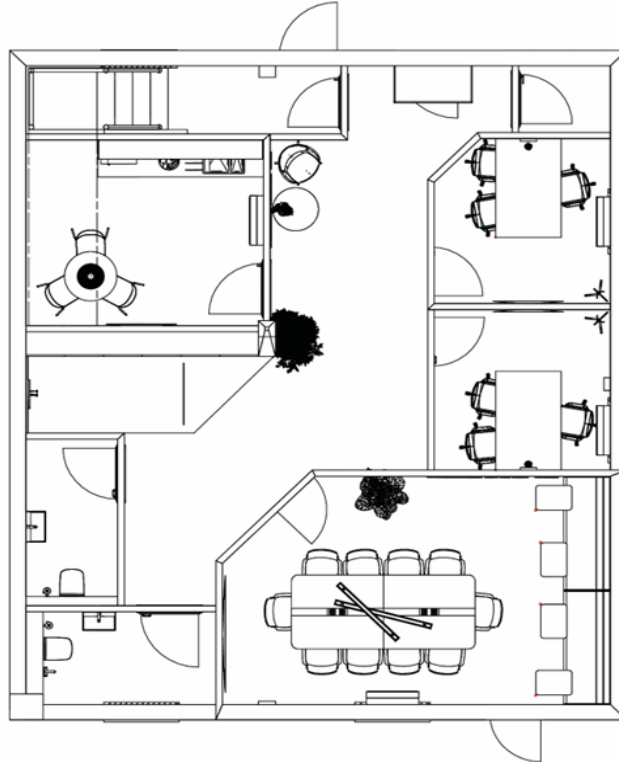
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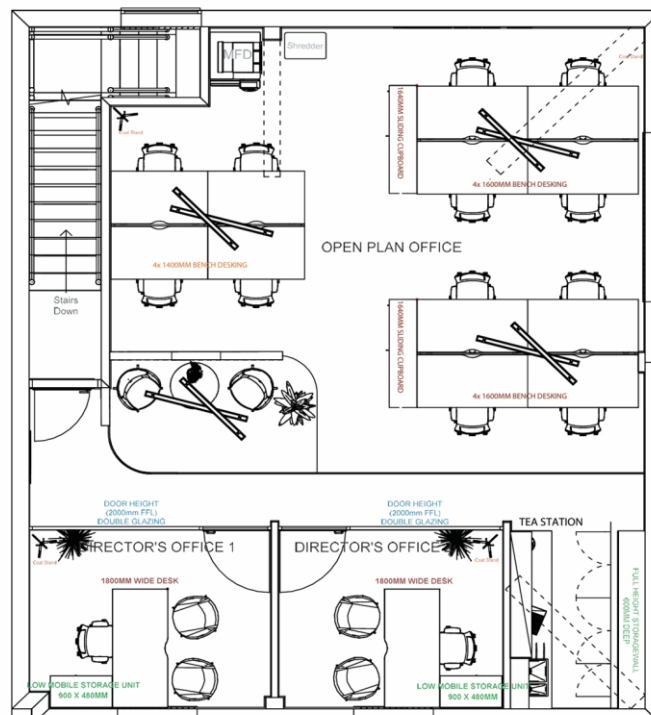
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Sept 25

## Ground Floor



## First Floor



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