

**16B OAKTREE BUSINESS PARK, PHILIP FORD WAY, WYMONDHAM. NR18 9AQ**

**750 SQ/FT OPEN PLAN MODERN OFFICE WITH ONSITE DESIGNATED PARKING**

**AVAILABLE TO LET JANUARY 2026** (EARLIER OCCUPANCY CAN BE ARRANGED IF REQUIRED)



- **Modern, open plan versatile office space**
- **Excellent transport links including quick access to the A11, A47 and Wymondham train station**
- **Close to all amenities**
- **Designated onsite vehicle allocations**
- **Internal ONLY repairing and insuring lease**  
(subject to a service charge)
- **Flexible terms with rolling six-month break option**
- **Deal directly with the Landlord - NO external agents**

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### Location

Wymondham is an extremely popular and thriving picturesque market town situated just 9 miles south west of Norwich city centre. The estate is only a 5 minute drive from the A11 and a 2 minute walk from Wymondham train station, providing excellent transport links.

Oaktree Business Park is a sought-after commercial estate in the heart of Wymondham, with businesses including Hustle Gym, Leeders Animal Supplies, Med Pro Pharmacy and Dirty Dogs Grooming Parlour. The new Co-Op convenience store is located directly adjacent to the business park.

### Specification

The unit measures approximately 750 square feet (69.70 square meters), which is divided over a large main open plan office and smaller office at the rear.

Unit 16B shares communal areas with the tenant of 16A including entrance lobby, rear lobby, 2 toilets (1 with disabled access) and kitchen. Access to each properties is secured by both lobbies.

Air-conditioning/heating is supplied to the main office and the property comes with 4 designated parking spaces.

### Services

Mains electricity, water, drainage and broadband line are connected to the unit. A current NICEIC Electrical Test Certificate will be supplied on occupation.

Electricity and Water supply is recharged by the Landlord.

### EPC

The latest EPC rating for the property is B (30) effective from January 2023

### Rates

The current business rateable value is estimated at £8,600 per annum (tenant to confirm), payable to South Norfolk Council. Small business rate relief is applicable up to 100% however it is the tenants responsibility to verify.

A Shared Area Rate Charge is applied by South Norfolk Council. For the 2025/2026 financial year, the total charge is £419.16 which is split equally between both parties occupying 16A and 16B on a pro rata basis.

### Terms

Flexi-let Tenancy Agreement on a term to be agreed with three yearly rent reviews and a 6-month get out clause. The Landlord is responsible for all external repairs and maintenance, with the tenant being responsible for all internal repairs and maintenance (unless otherwise stated)

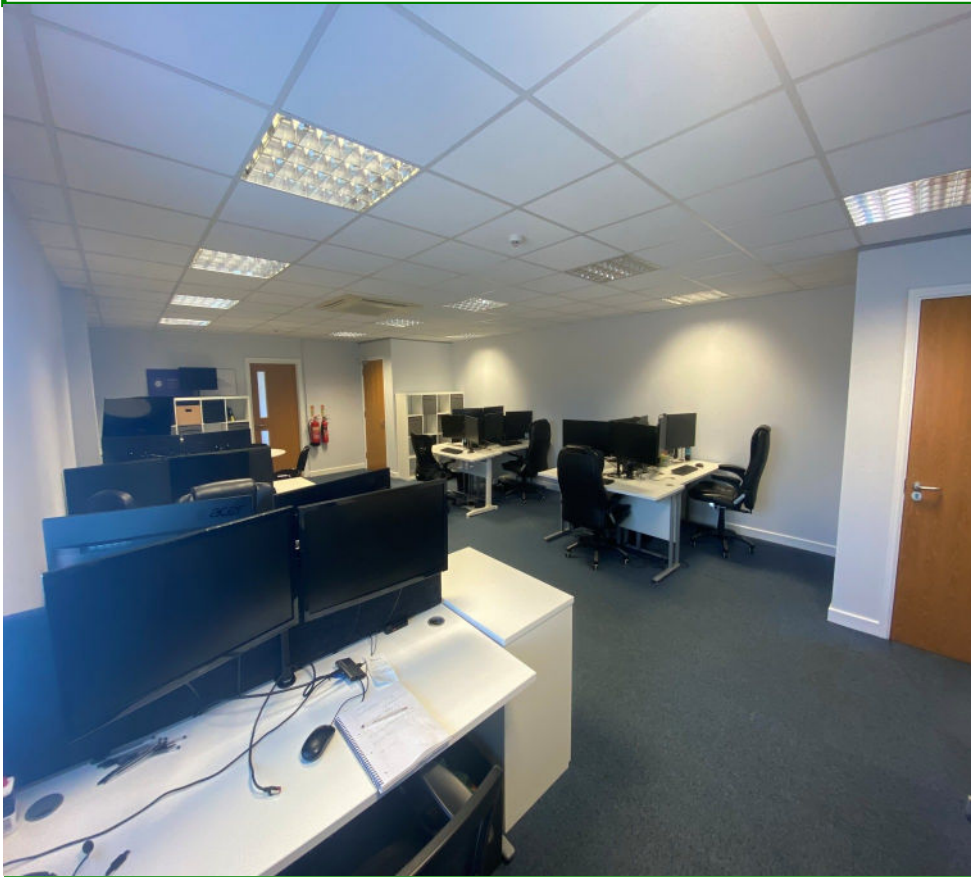
### Rent and Service Charge

Deposit:	£1,000 (No VAT)
Rent:	£999 per calendar month (plus VAT)
Service Charge:	£125 per calendar month (plus VAT) including Buildings Insurance
Cleaning of Common Areas:	TO BE AGREED WITH LANDLORD, INCOMING TENANT & OCCUPIER OF 16A
VAT:	All figures subject to VAT at the current rate

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