



Substantial Office Building with Car Parking 551.37m² (5,935 sq ft)

Office

For Sale / To Let

ATTRACTIVE OFFICE
BUILDING IN LANDSCAPED
GROUNDS ADJOINING
BOWTHORPE HALL

GOOD QUALITY OFFICES
GENEROUS CAR PARKING

ADJACENT TO BOWTHORPE
MAIN CENTRE

OF INTEREST TO OWNER
OCCUPIERS, INVESTORS AND
DEVELOPERS

Cotman House, Bowthorpe Hall, Norwich NR5 9AD

The property is situated in Bowthorpe, an attractive and expanding suburb approximately 3 miles west of Norwich City Centre. It has a full range of local facilities in the adjacent Bowthorpe main centre which is anchored by Roys Supermarket with a range of other local facilities. It is also close to the Bowthorpe Employment Area.

The subject property is a modern wing of the period listed Bowthorpe Hall. It appears to have been constructed in the early 1990s and arranged over two storeys.

Description

The building is situated within attractive landscaped grounds with an access way maintained by the freeholder of Bowthorpe Hall.

Access to the building is through a self-contained reception and entrance which leads to a ground floor open plan office fitted to a good standard and is centrally heated, lit by Cat II lighting and is partially divided by low level partitioning.

There is a further wing used as a conference suite which includes a large meeting area with adjacent staff room facilities and separate WCs.

At first floor level is a predominantly open plan office which has been partitioned on one side to create a number of small individual offices and three smaller areas suitable for meetings or shared work spaces. A lift serves both floors.

Externally, there is a gravel car park providing car parking for over 20 cars.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

Description	M ²	Sq Ft
Floor		
Ground		
Entrance Lobby	25.71	277
General Office	224.48	2,416
Conference Suite	86.13	927
Store	7.93	85
First		
Front Office	23.77	256
General Office	128.45	1,383
Side Office	35.06	377
Rear Office	19.83	213
Total	551.37	5,935

Terms

The property is available freehold with vacant possession or on a new full repairing and insuring lease for a term to be agreed. Quoting terms are available upon request.

VAT

The property is not elected for VAT.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Office and Premises

Rateable Value: £46,250

Rates Payable 2023/2024: £23,078.75

EPC

87D

Legal Costs

Each party to bear their own.

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys Commercial 01603 216825

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or

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or

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SUBJECT TO CONTRACT –

GWBG/njr/27366

