



First Floor Office Suite

567 Sqft (52.63m²)

Office

To Let

7 MILES EAST OF
NORWICH, 12 MILES
WEST OF GREAT
YARMOUTH.

CONVENIENT LOCATION
WITH GOOD ACCESS TO
THE A47 AND
BROADLAND NORTHWAY

OPEN PLAN WITH GOOD
NATURAL LIGHT

PARKING INCLUDED

Burlingham Business Centre, North Burlingham, Norwich, Norfolk NR13 4TA

The subject property is situated in a highly prominent position adjacent to the A47 Norwich to Great Yarmouth trunk road. It is conveniently located by access to both Norwich and Great Yarmouth and the surrounding area. The village of Burlingham is predominantly residential and situated just north of the villages of Brundall, Blofield and Lingwood.

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Description

The property comprises an attractive first-floor timber-clad office suite with carpet flooring, strip lighting and central heating. The office also benefits from a small kitchenette and WC facilities.

Accommodation

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

Description	m ²	Sq ft
Suite 3 Office	52.63	567

Terms

The premises are available to let for a new lease for a term to be agreed on a full repairing and insuring basis at a rent of **£4,500** per annum.

Business Rates

To be assessed

Legal Costs

The incoming tenant will be responsible for all parties legal costs.

VAT

VAT is currently payable and will be charged in line with current legislation.

EPC

To be Assessed.

Viewing and further information

Strictly by appointment with the sole agents, **Arnolds Keys** 01603 216825:

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