



Location

The property is situated on an established and popular commercial estate on Whiffler Road on the north-west side of Norwich, just off the outer ring road in an area of mainly industrial and warehouse uses with a mixture of other commercial uses.

Description

The property comprises a semi detached office building set across ground and first floor. The offices have been extensively refurbished and provide high quality accommodation with the following specification and features:

- 8 parking spaces
- Comfort cooling
- Suspended ceilings
- CAT 5 data cabling
- Internal partitioned offices
- Integrated LED lighting
- Ground and first floor kitchen
- Ground and first floor WC's

Accommodation

The office is arranged over ground and first floor, with an approximate net internal floor area of 2,403 sq ft (223.2 sq m).

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Alternatively, the freehold interest in the property is offered for sale with vacant possession. We are advised that a sale will be subject to VAT.

Rent

£31,000 per annum exclusive

Price

£325,000

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (99). A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £20,000. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Planning & Uses

We understand the current use falls within use class E (offices) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

Ben Common

Roche Chartered Surveyors

01603 756340 / 07917 762230

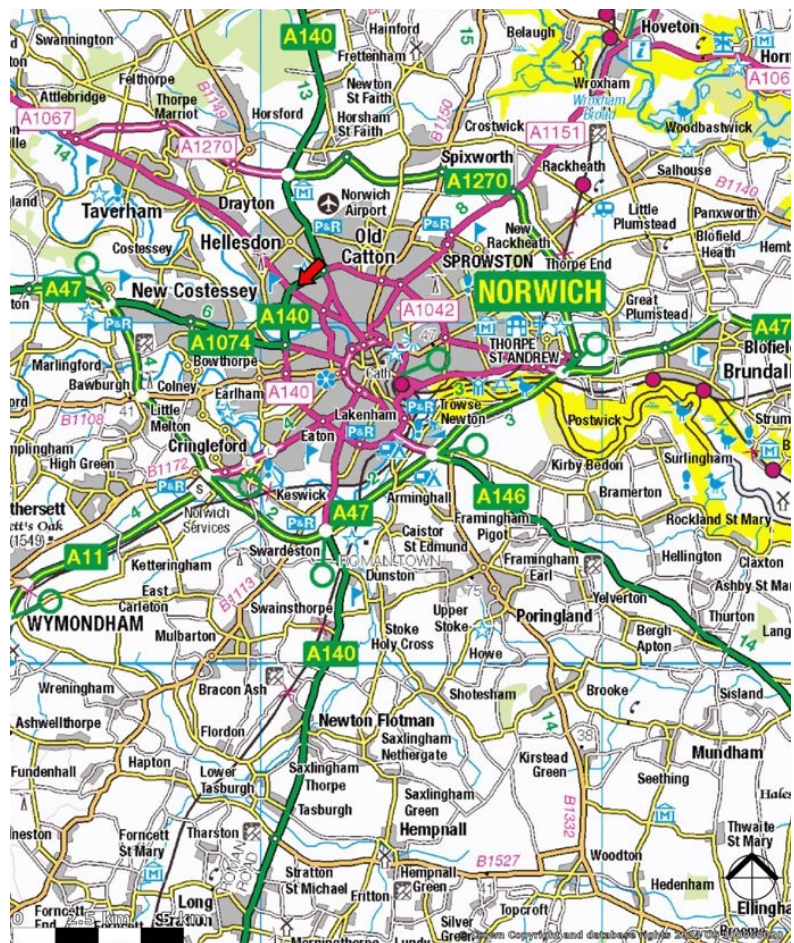
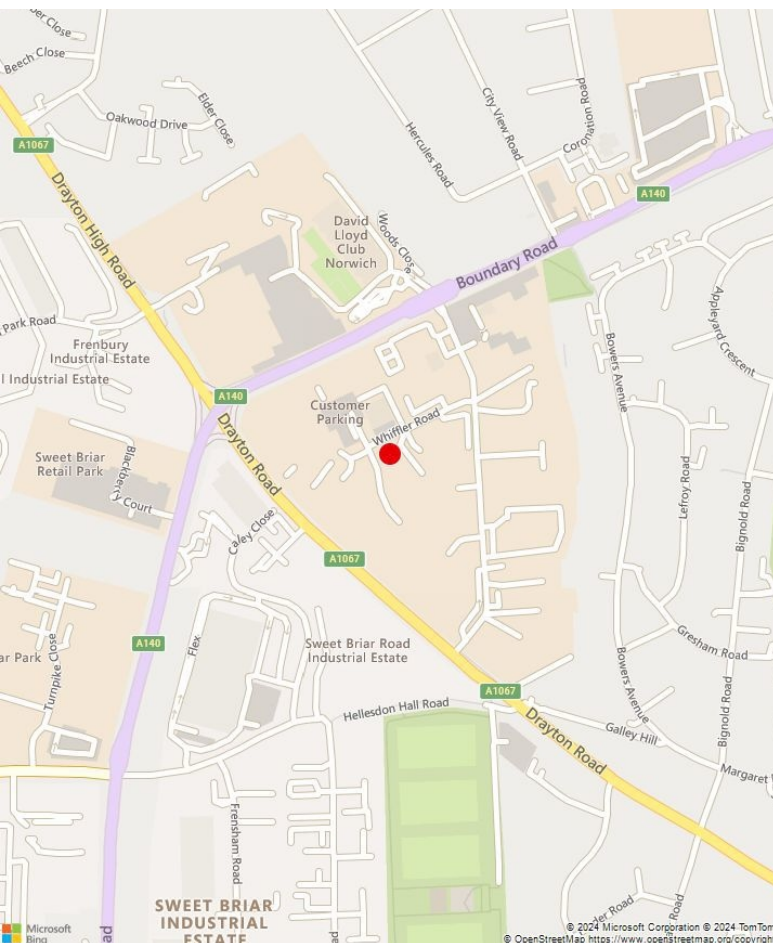
benc@rochechs.co.uk

Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



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

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

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- 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.
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