

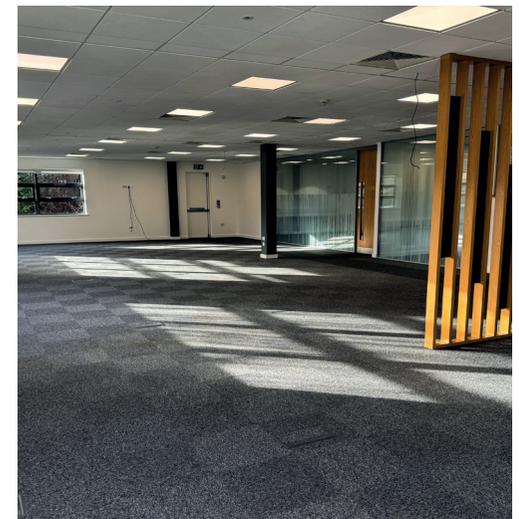
# TO LET

## LAKESIDE 500

Grade A office building  
with car parking  
Fully fitted suite



First floor, west wing suite totaling 3,610sq ft (335 sq m) with 16 car parking spaces



# LAKESIDE 500

First floor, west wing suite totaling 3,610 sq ft (335 sq m)

Lakeside 500 offers the opportunity to occupy prestige office accommodation set within a superb landscaped environment on Norwich's pre-eminent business park.

## Specification

- Three storey building
- EPC rating: C
- Double glazed windows
- VRF comfort heated and cooled
- Fully accessible raised floors
- Suspended ceilings
- Recessed LED lighting to specification
- 15 metre wide open-plan floor areas
- Excellent natural lighting
- Stunning full height glazed reception

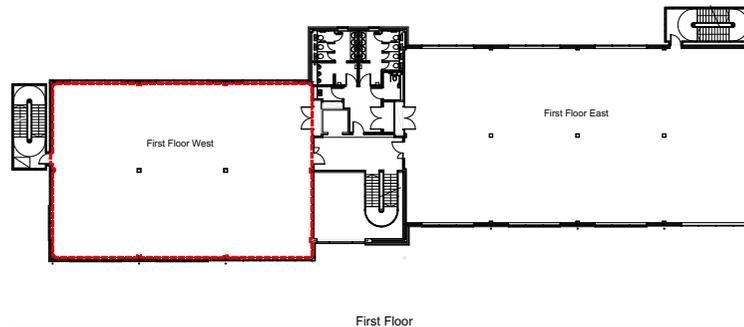
## Facilities

- Passenger lift to all floors
- Male, female and disabled toilets
- Shower facilities

## Parking

- 16 Car parking spaces
- Share of 18 covered bicycle parking spaces
- Share of nine motorcycle parking spaces

## Floor plan



## Tenure and Enquiries

The suite is available to let as a whole on effectively full repairing and insuring lease terms with a service charge to cover the common areas and services provided by the Landlord. For further information and enquiries, please contact the joint agents.



SAT NAV Ref: NR7 0WG

## Contact

**Roche Graham Jones M.** 07496 164609 E. [grahamj@rochecs.co.uk](mailto:grahamj@rochecs.co.uk) | **Sam Kingston M.** 07796 262472 E. [samk@rochecs.co.uk](mailto:samk@rochecs.co.uk)  
**Bidwells Will Jones M.** 07899 061892 E. [william.jones@bidwells.co.uk](mailto:william.jones@bidwells.co.uk) | **Chris Squirrell M.** 07887 830124 E. [chris.squirrell@bidwells.co.uk](mailto:chris.squirrell@bidwells.co.uk)

[broadlandbusinesspark.co.uk](http://broadlandbusinesspark.co.uk)

## IMPORTANT NOTICE

No description or information given whether or not in these Particulars and whether written or verbal ("Information") about the property or its value may be relied upon as a statement or representation of fact about the property. Roche Chartered Surveyors and Bidwells have no authority to make any representation and accordingly any information given is entirely without responsibility on the part of Roche Chartered Surveyors and Bidwells. The photographs and artists' impressions show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyers. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.

As a result of the Finance Act, 1989, VAT may be payable on rent or purchase prices. All figures are quoted net of VAT. February 2025.

The landlord has regard to the recommendations of the voluntary Code for Leasing Business Premises in England and Wales 2007. If you are professionally represented, you should ask your advisor for a copy.

Alternatively, the document can be found at [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone: 020 7222 7000, [www.rics.org](http://www.rics.org).



Further details on rents and terms are available from the letting agents.