



Location

The property is situated just off Swan Lane opposite the South Norfolk Council offices. The property is close to the A140 being approximately 12 miles south of Norwich and 15 miles north of Diss town.

Description

Trumpeter House is arranged over ground and first floor overlooking a landscaped area to the front. The property is situated in an attractive rural setting close to village amenities with ample parking in close proximity. The available offices are located on the ground and first floor with the following specification and features:

- Comfort cooling and heating
- Raised access floors and suspended ceilings
- Onsite parking for 2 vehicles per suite.
- Communal kitchen facilities
- Shared meeting room for use by Tenant

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of B (27). A full copy of the certificate is available upon request.

Accommodation

GF4 - 387 sq ft (35.9 sq m)

GF5 - 552 sq ft (51.2 sq m)

An additional office of 561 sq ft may also be available within the building.

Total - 1,500 sq ft (139.4 sq m)

Tenure & Terms

The offices are available to let by way of new internal repairing leases for a term to be agreed.

The Landlord reserves the right to charge VAT on the rent as applicable.

Rent

GF4 - £6,300 per annum exclusive

GF5 - £9,000 per annum exclusive

Business Rates

The Valuation Office Agency website indicates that the rateable values are assessed as below. This is not the annual rates payable.

GF4 - £4,450

GF5 - £6,400

Planning & Uses

We understand the current use falls within use class E (offices) and therefore could suit other uses within the same use class.

Viewings & Further Information

Ben Common
Roche Chartered Surveyors
 01603 756340
 benc@rochecs.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.

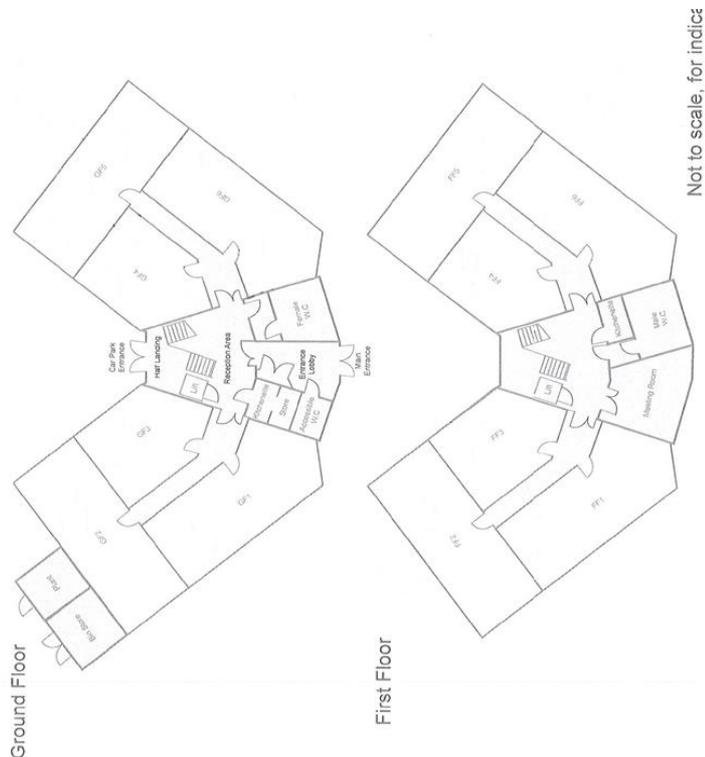
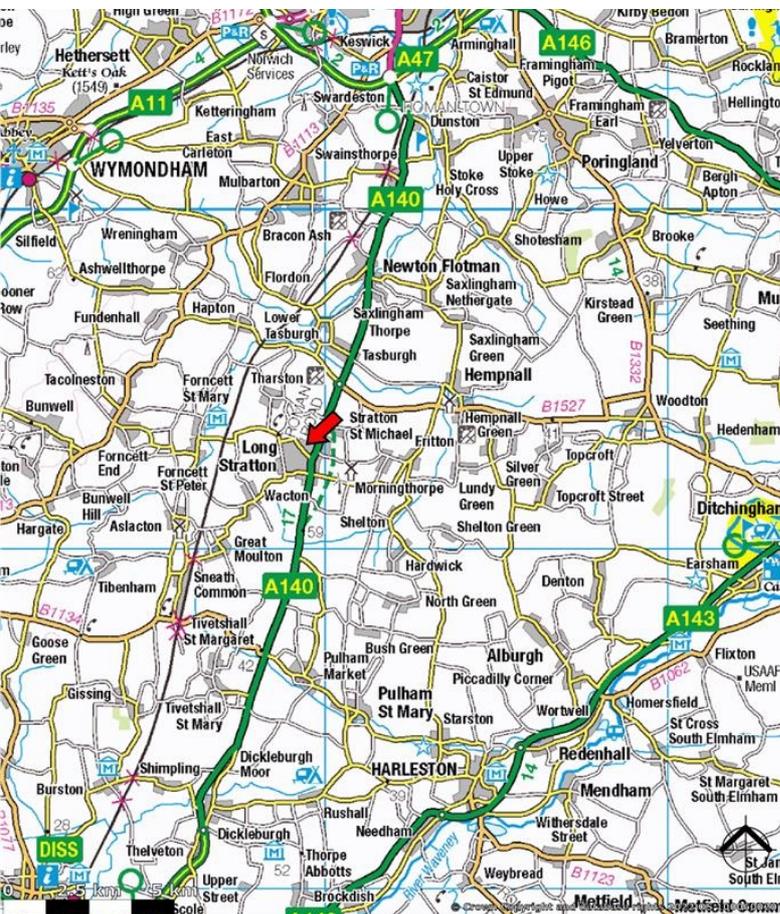
Service Charge

The service charge for the current year is based off a rate of £4.00 per square foot per annum.

Legal Costs

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

James Allen
Roche Chartered Surveyors
 01603 756332 / 07778 297298
 jamesa@rochecs.co.uk



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

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a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.

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.

c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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