



Location

The property is located within the Old Winery Business Park in Cawston. The park is a modern development conveniently located close to the A140, with Norwich city centre 13.7 miles due south and the Northern Distributor Road 6.7 miles away.

Description

The property comprises a mid-terrace office unit providing an open plan lobby/reception area and a number of cellular offices. There is a kitchen and accessible WC facilities, as well as ancillary/store rooms. There are three allocated parking spaces within the communal car park to the front of the premises.

The property has the following specification and features:

- Cellular office rooms
- Lobby/reception area
- Air conditioning
- Double glazing
- Perimeter trunking
- Accessible WC
- Kitchen

Accommodation

The unit provides a net internal area of approximately **1,452 sq ft (134.89 sq m)**.

Tenure & Terms

The property is available by way of an underlease, assignment or a new lease to be agreed directly with the landlord. An existing lease runs until March 2027.

Rent

£14,952 per annum

Energy Performance Certificate

The property has an Energy Performance Asset Rating of (TBC). Full details are available from the letting agents.

Rates

The property is currently rated as part of a larger hereditament and requires re-rating.

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

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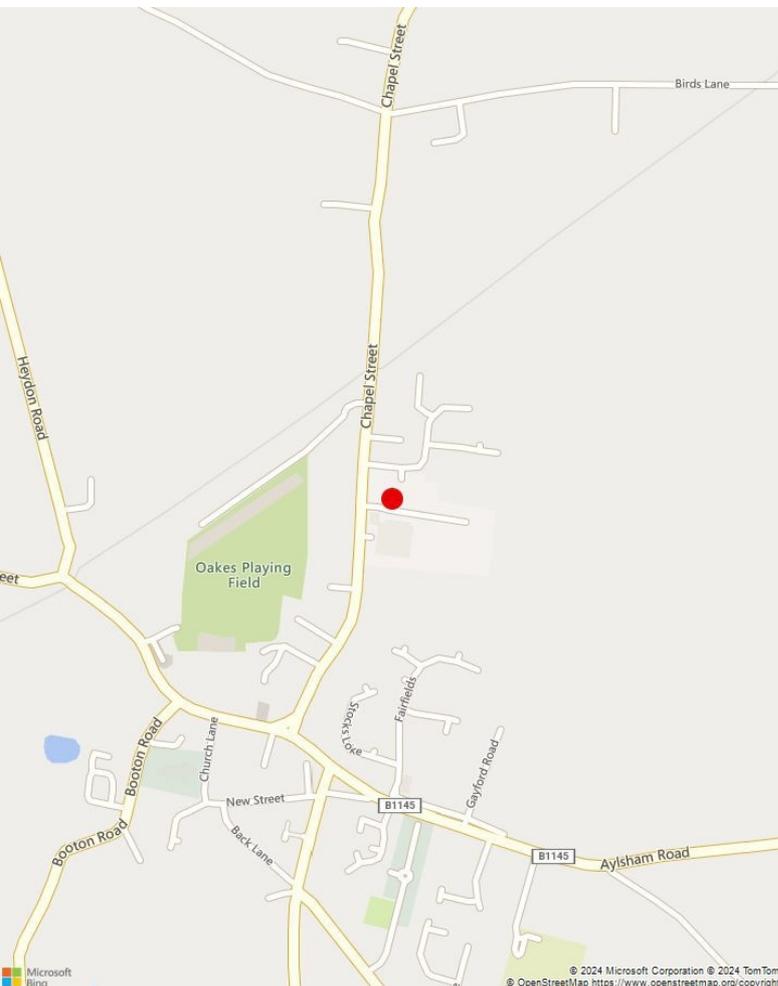
Service Charge

A service charge is in place, please contact the agents for more information.

Legal Costs

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

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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



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