



Location

The property forms part of Abbey Farm Commercial Park. The park is located in Horsham St Faith which is to the north of Norwich, off the **A140** and approximately one mile from the **A1270 (Northern Distributor Road)**. There are local amenities in Horsham St Faith, including village shop and public house.

Description

Joseph King House is prominently located at the entrance of Abbey Farm Commercial Park. The building offers high quality, open plan office accommodation on 3 floors, with on-site car parking and landscaped gardens. The property has a communal entrance with an 8-person lift to all floors. There are WCs on all floors. The second-floor suite is within the eaves of the building and has dormer and velux windows. The specification includes:

- Fully accessible raised floors with carpets
- Perimeter trunking
- Suspended ceilings with recess LED lighting
- Gas central heating
- Comfort cooling
- Meeting room and tea-point

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice and has the following net internal floor areas:

Ground Floor 2,358 sq ft (219.1 sq m)
 Second Floor 2,110 sq ft (196.0 sq m)

There is parking for 17 cars.

Tenure & Terms

The premises are available to let by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£21,110 - £54,122 per annum exclusive.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (73). A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Values are:

Ground Floor - £31,750
Second Floor - £29,000

This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from Broadland District Council (Business Rates) 01603 431133 or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Viewings & Further Information

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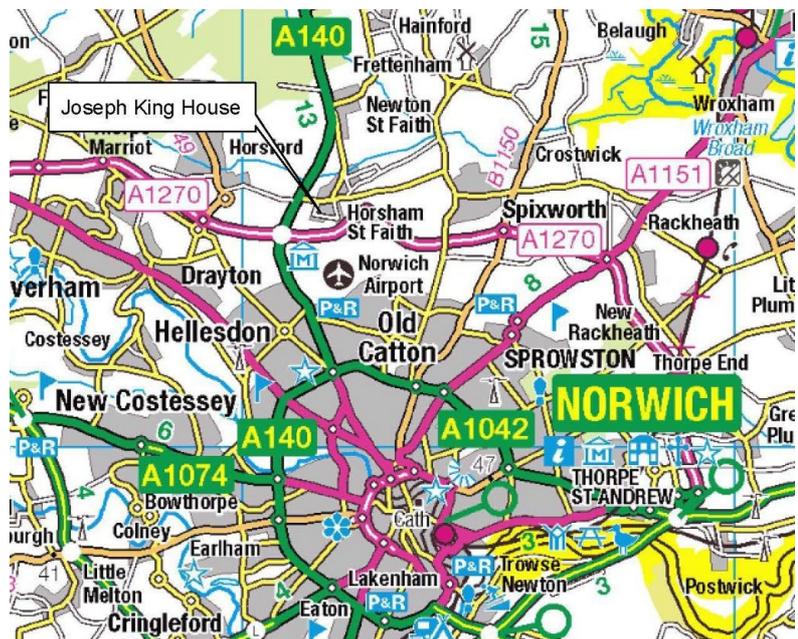
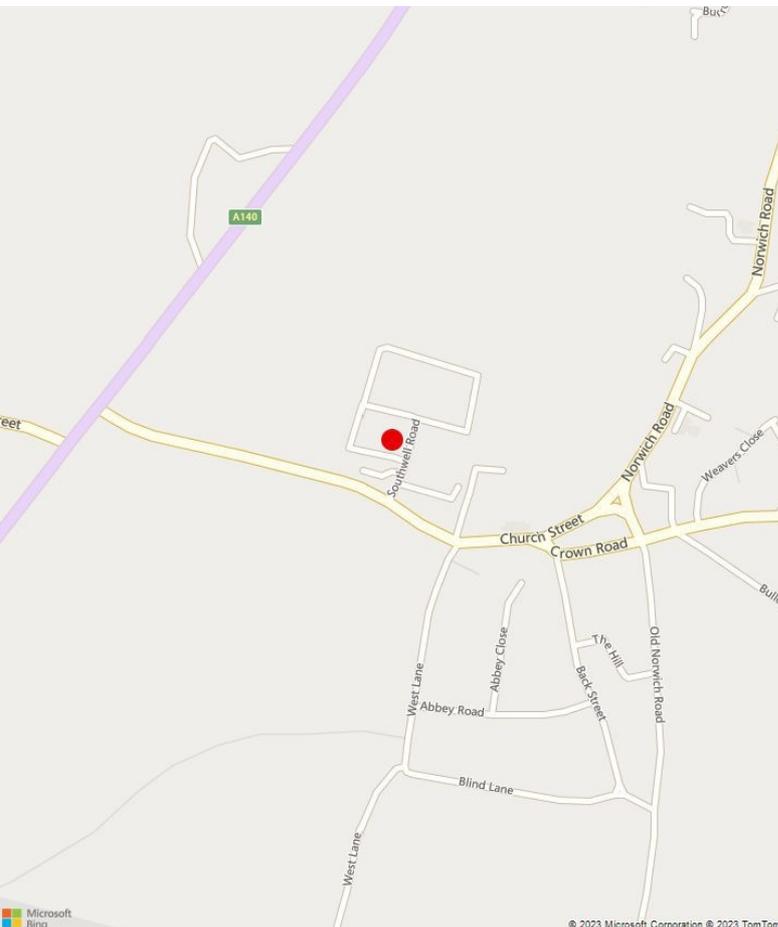
Service Charge

There will be a service charge in relation to Landlord's expenditure in respect of maintaining the common parts. Further details are available upon request.

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



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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