



6 OAKTREE BUSINESS PARK, RACKHEATH INDUSTRIAL ESTATE, NORWICH NR13 6PZ

**TO LET | GROUND AND PART FIRST FLOOR OFFICES
892 SQ FT (83 SQ M)**

- Established Business Park location
- Self-contained offices
- Parking for 7-8 cars
- Excellent access to the NDR & A47

SUMMARY

Location

Oaktree Business Park is located within Rackheath Industrial Estate, off Basey Road, which is ideally situated approximately 5 miles northeast of Norwich City centre and within a mile of the NDR which gives access to the A47.

Description

The property is a smartly converted warehouse unit providing office accommodation over ground and first floors. An insulated roof was installed some years ago.

The ground floor has a personnel entrance door to the right side which gives access to a hallway to the rear of which houses a kitchen and WC.

The main office is open plan and has full height glazing set behind a roller shutter door and as such provides a working environment with good natural light.

To the rear of the main office are stairs to the first-floor office, which has a window to the rear.

The office has the following specification:

- Carpeted flooring throughout
- Plasterboard ceiling with diffused lighting
- Air Conditioning
- Electric heating

Externally there is parking for 4 cars double parked immediately at the front of the building and space for a further 3-4 cars on the gravelled parking area.

EPC

The property has an energy rating of E118 valid until 9 October 2029. A copy of the EPC is available upon request.

Accommodation

The following net internal floor area is provided:

Ground Floor 692 sq ft (64.31 sq m)

First Floor 200 sq ft (18.58 sq m)

Total 892 sq ft (82.87 sq m)

Terms

The property is available on the basis of a full repairing and insuring lease directly from the landlord.

Rent upon application.

Business Rates

According to the Valuation Office Agency website, the property has a rateable value of £9,400.

Interested parties may wish to note that qualifying occupiers may be entitled to 100% rates relief (£0 payable) on properties with a rateable value of less than £12,000.

Estate Charge

There will be provision in the lease for an ad hoc estate charge, calculated on a pro rata basis, to cover the maintenance and upkeep of the common estate roads.

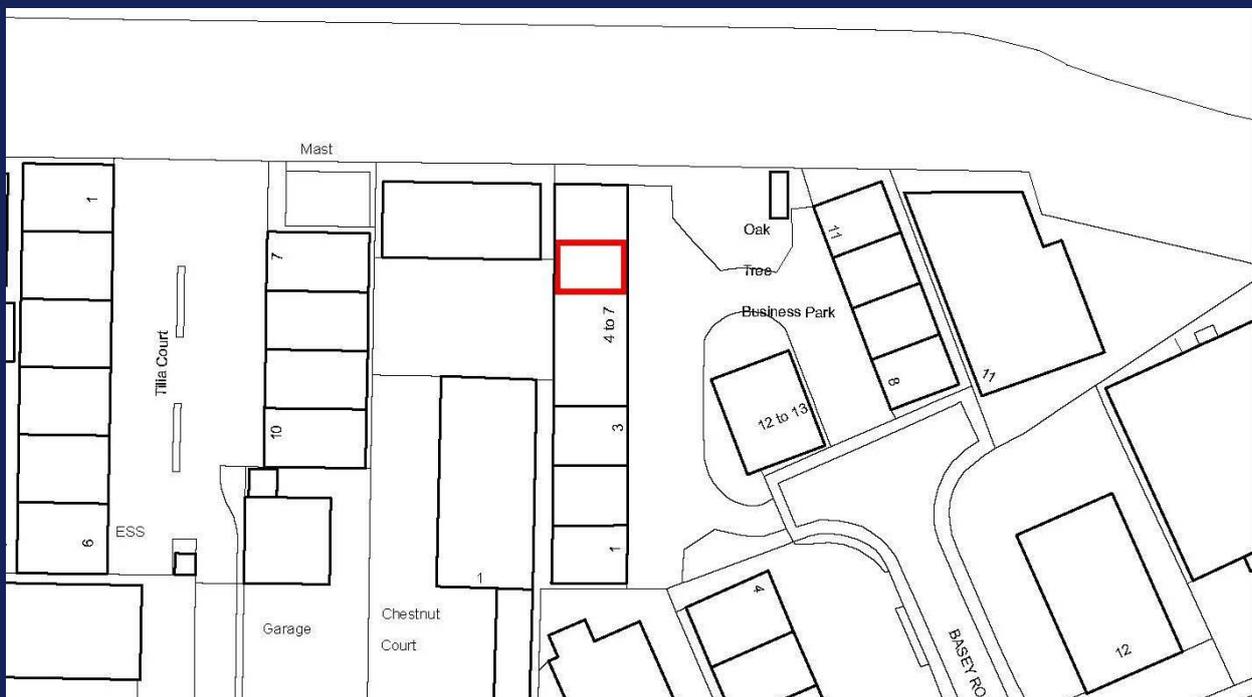
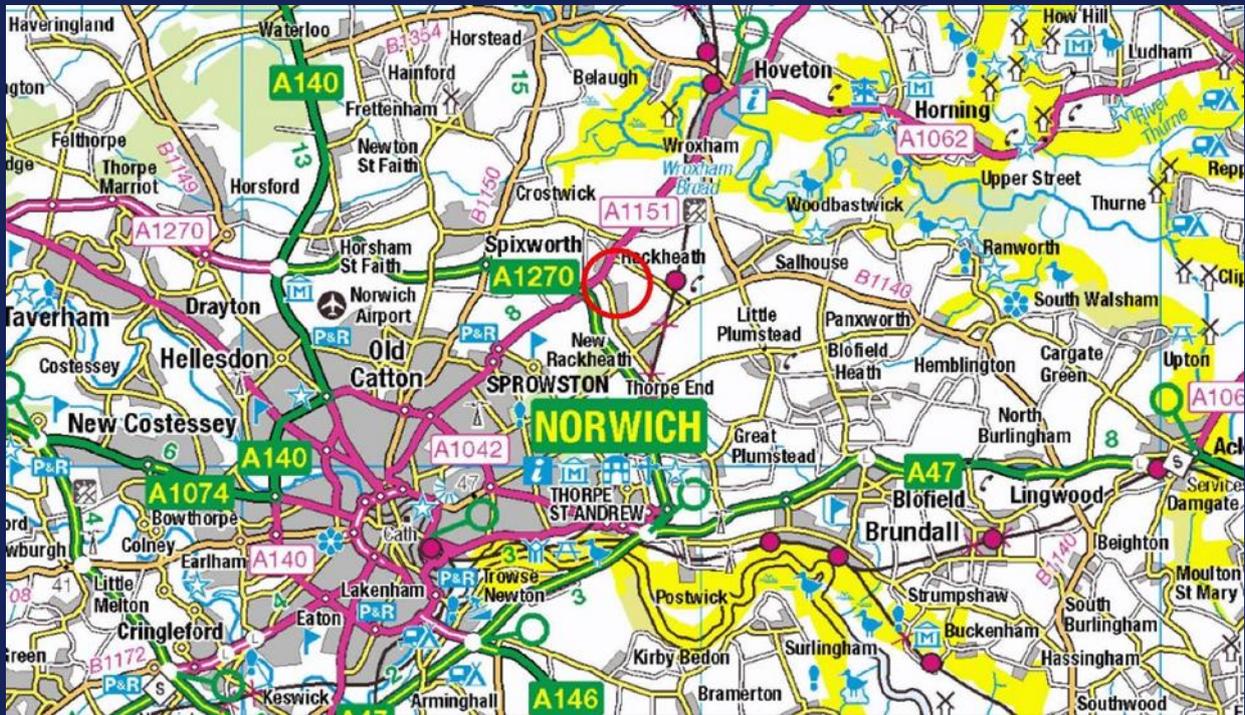
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GALLERY





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