



### Location

The property is situated 3 miles north of Norwich City centre, close to Norwich Airport and accessed off Fifers Lane.

The A140 Cromer Road is a short drive to the west, where access is provided to the outer ring road 1 mile to the south and the A1270 (Broadland Northway) 1 mile to the north.

Broadland Northway provides a dual carriageway road link to the A47 at the Postwick Interchange on the east side of the City.

Amenities close by include a Holiday Inn and Premier Inn Hotel, McDonalds drive through, Greggs and Tesco Express at the junction of Fifers Lane and Cromer Road.

### Description

The property comprises a modern, two-storey stand-alone office building, with car parking at the front and side. It is of steel frame construction under a pitched roof with brick elevations.

Internally, the core is at the northern end of the building where there is a good-sized reception, stairs, a lift and male & female WCs.

The following specification is provided:

- \* Comfort cooling and heating
- \* Raised carpeted floors
- \* Suspended ceilings with recessed lighting
- \* Double-glazed windows

**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](http://www.commercialleasecode.co.uk)

### Accommodation

The net lettable floor areas are as follows:

|              |                               |
|--------------|-------------------------------|
| Ground floor | 4,494 sq ft (417 sq m)        |
| First floor  | 4,863 sq ft (451 sq m)        |
| <b>Total</b> | <b>9,357 sq ft (868 sq m)</b> |

The main ground floor reception provides a further 403 sq ft (37 sq m).

42 on-site car parking spaces are also included, which represents a ratio of 1 space per 223 sq ft on the office areas.

### Tenure & Terms

The property is available either as a whole, or on a floor-by-floor basis on a new full repairing and insuring lease for a term to be agreed.

### Rent

On application

### Energy Performance Certificate

A copy of the EPC is available upon request.

## Rates

The building is currently assessed as part of the larger site, so it will need to be re-assessed.

## Legal Costs

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

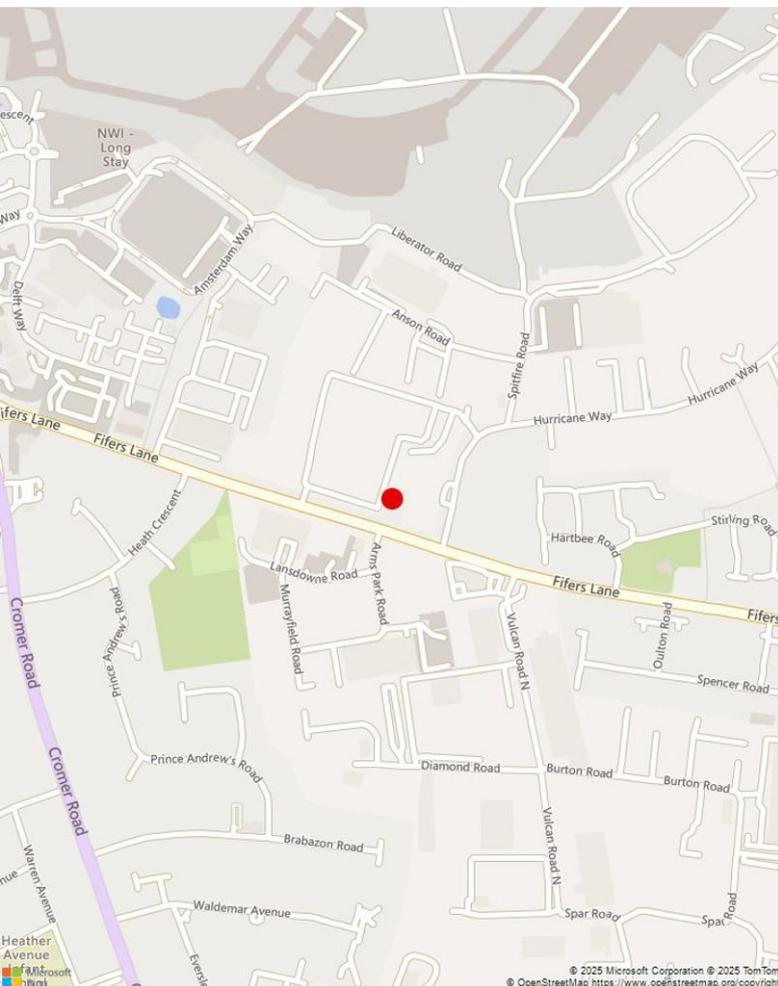
## Viewings & Further Information

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