



Modern offices, with generous parking

3,893 to 22,141 sq ft
(362 to 2,057 sq m)

- Flexible, mostly open plan space
- Available as a whole, or in part
- 84 on-site car parking spaces
- Established location on the south side of the City
- Easy access to the A47 and the outer ring road

**DISCOVERY HOUSE, 4 NORWICH BUSINESS
PARK, WHITING ROAD, NORWICH NR4 6EJ**
TO LET

Location

Norwich Business Park is conveniently situated just off Hall Road on the south side of Norwich.

Hall Road provides access to the outer ring road and beyond to the City centre. The A47 southern by-pass is situated 1.8 miles to the south accessed via the A147 Ipswich Road.

This area of Norwich is an established and sought-after business location. Other occupiers on the park include EPOS Now and the Chamber of Commerce. Amenities close by include an ASDA superstore, Aldi and a Costa Coffee.

Description

Discovery House is a modern, self-contained building providing offices on the ground and first floors, with a lower ground floor canteen.

Each floor has two rectangular shaped wings and offers mostly open plan space, with some glazed separate offices and meeting rooms. There is a full height entrance reception, male & female WCs in the communal areas on both floors, and a passenger lift and stairs leading to all floors.

The following specification is provided:

- Fully accessible raised floors
- Comfort cooling and gas-fired central heating
- Suspended ceilings with recessed lighting
- Double glazed opening windows
- Kitchen facilities to each suite

Accommodation

The following net lettable areas are provided:

Floor	West suite	East suite	Total
Ground	5,905 sq ft	3,893 sq ft	9,798 sq ft
First	5,905 sq ft	4,006 sq ft	9,911 sq ft
Lower ground			2,432 sq ft
Total			22,141 sq ft

There are **84 on-site car parking spaces**, which represent a ratio of 1 space: 235 sq ft on the office areas.

Terms

The property is available to let as a whole, or in part.

New sub-leases can be granted for periods up until 24 June 2030, when our client's head-lease expires.

The quoting rent for the whole is £262,813 per annum.

Rateable Value

According to the VOA web-site, the building has a rateable value of £143,000.

Energy Performance Certificate

The property has an energy performance asset rating of 61, which falls within band C.

A copy of the EPC is available upon request.

Enquiries

For further information, or to arrange a viewing, please contact:

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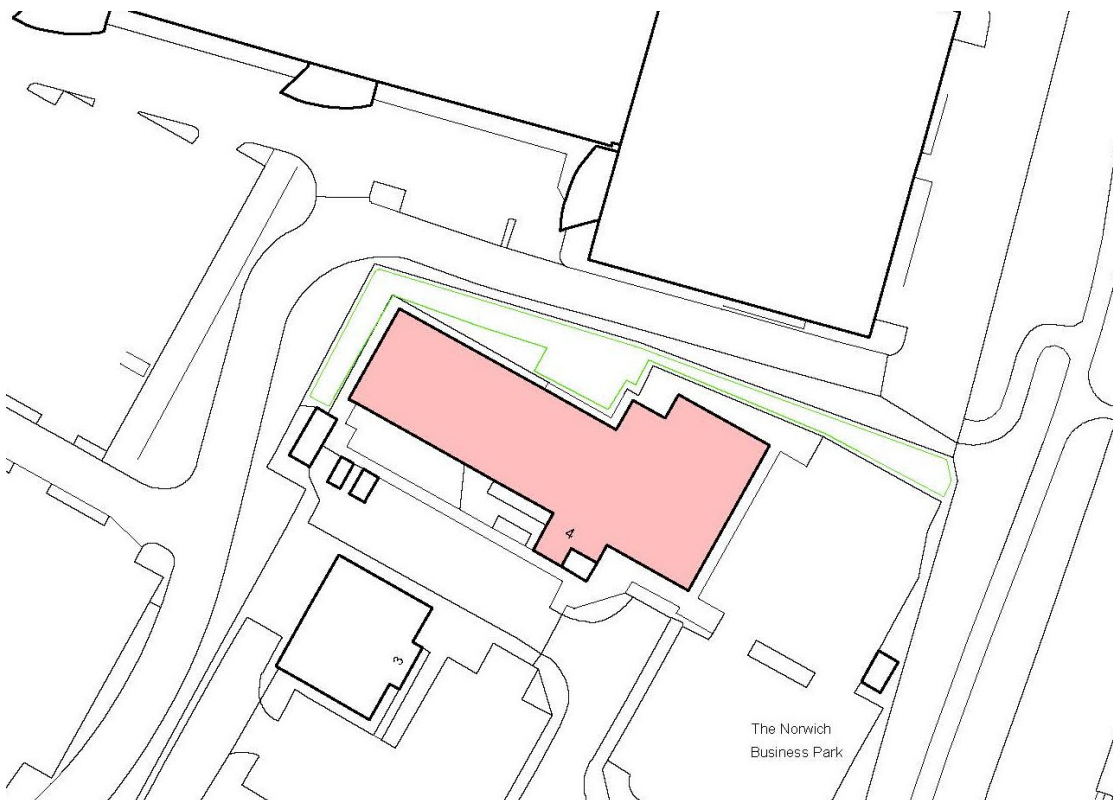
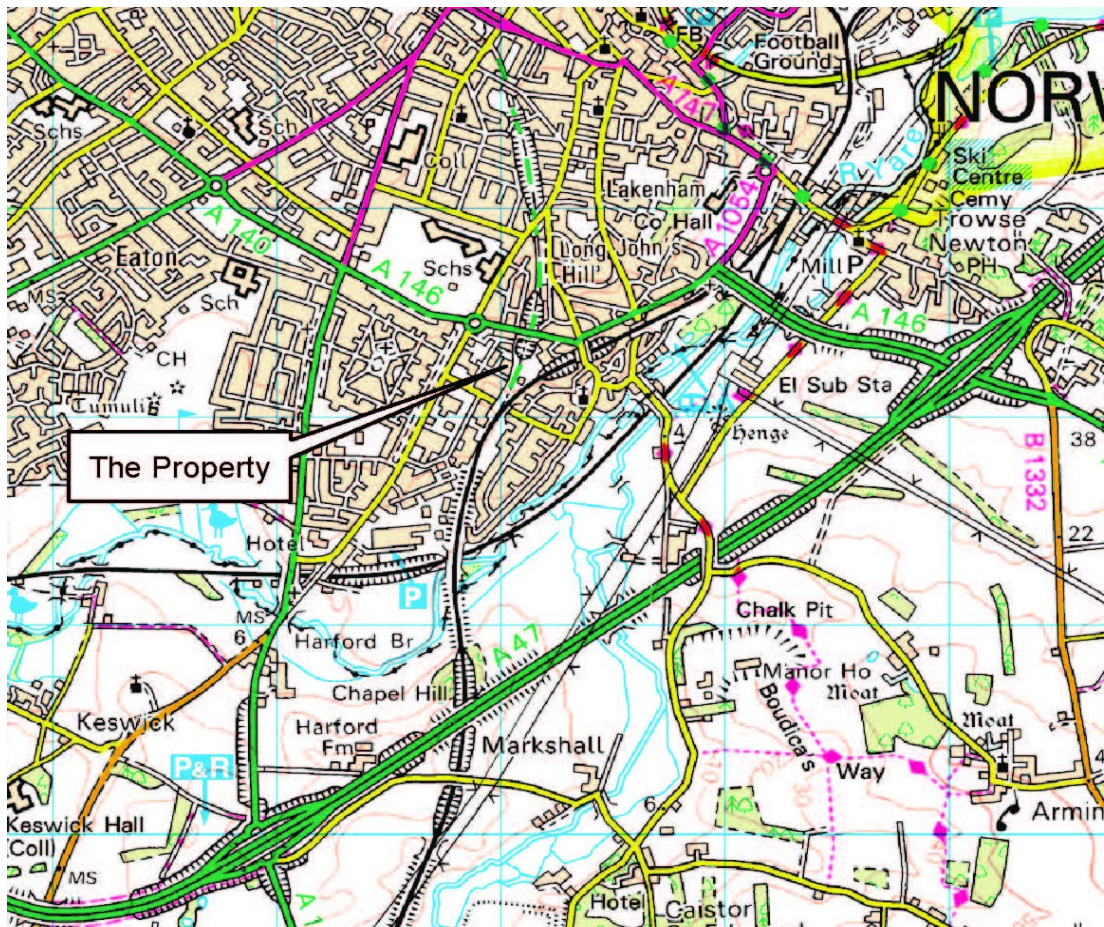
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