



Location

Rosebery Business Park is located within Poringland which is a large village on the South-East side of Norwich and on the B1332 Norwich to Bungay Road, approximately 3.5 miles (5.6 km) from the A47 Southern Bypass.

Description

Rosebery Business Park is offering high specification offices within Crafton House as part of a prestigious commercial and residential mixed-used development in an attractive rural setting close to village amenities. The available offices are arranged over ground and first floor overlooking a landscaped area and car park. The offices benefit from the following specification and features:

- High specification offices with comfort cooling and heating
- Raised access floors and suspended ceilings
- On site parking with dedicated electric vehicle charging bays
- Communal Kitchen and WC facilities
- Meeting and conference rooms available for tenants use
- Business lounge available for tenants' use

Accommodation

148 sq ft (13.81 sq m) - 2,143 sq ft (199.09 sq m)

Please see the attached availability schedule for further information.

Tenure & Terms

The office is available to let by way of a new internal repairing lease for a term to be agreed. VAT is payable on the rent and service charge at the prevailing rate.

Rent

£2,768 - £37,058 per annum exclusive

Please see the attached availability schedule for further information.

Energy Performance Certificate

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

Rates

Please see the attached availability schedule for further information.

Planning & Uses

The current use falls within use class E (offices).

Viewings & Further Information

Ben Common
Roche Chartered Surveyors
 01603 756340 / 07917 762230
 benc@rochecs.co.uk

Plant & Equipment

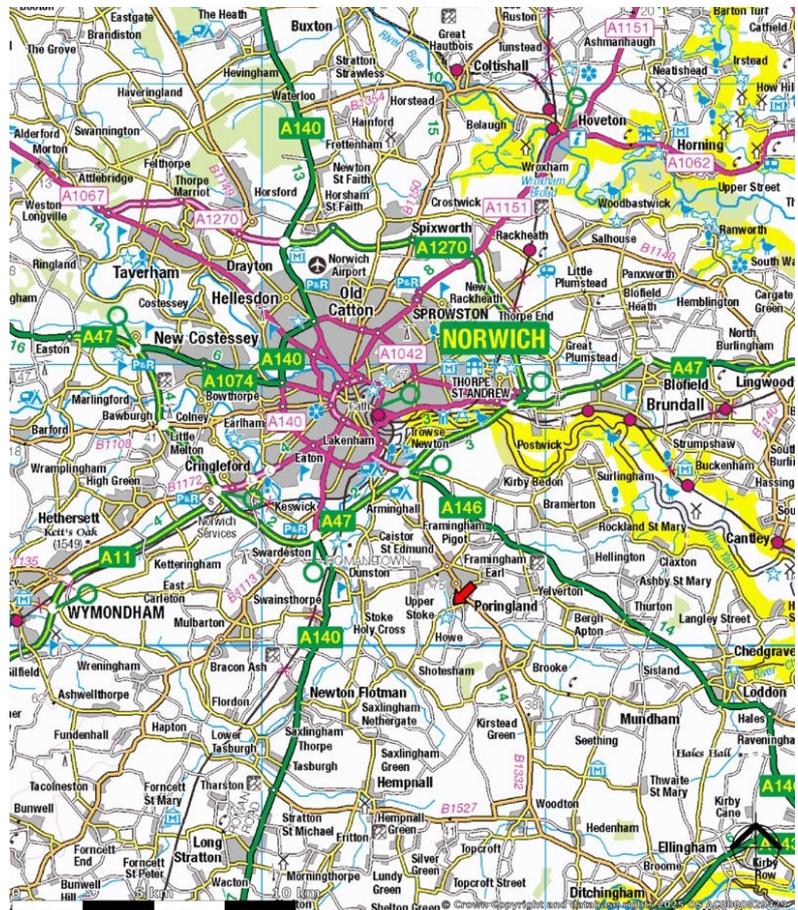
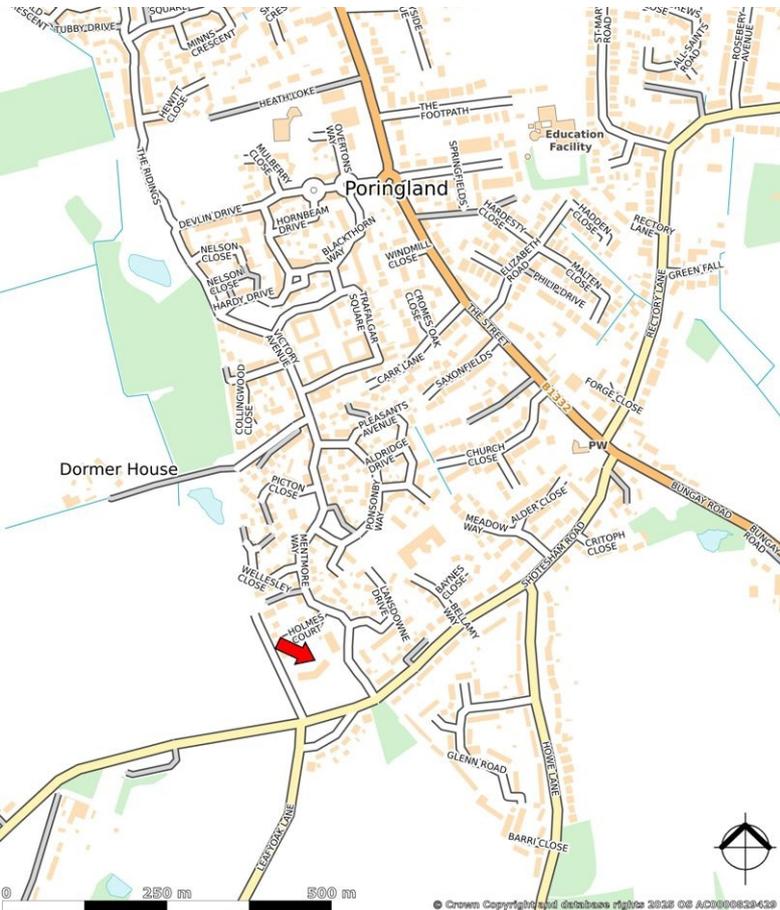
None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Service Charge

There is a service charge. Please see the attached availability schedule for further information.

Legal Costs

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



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.commercialeasecode.co.uk



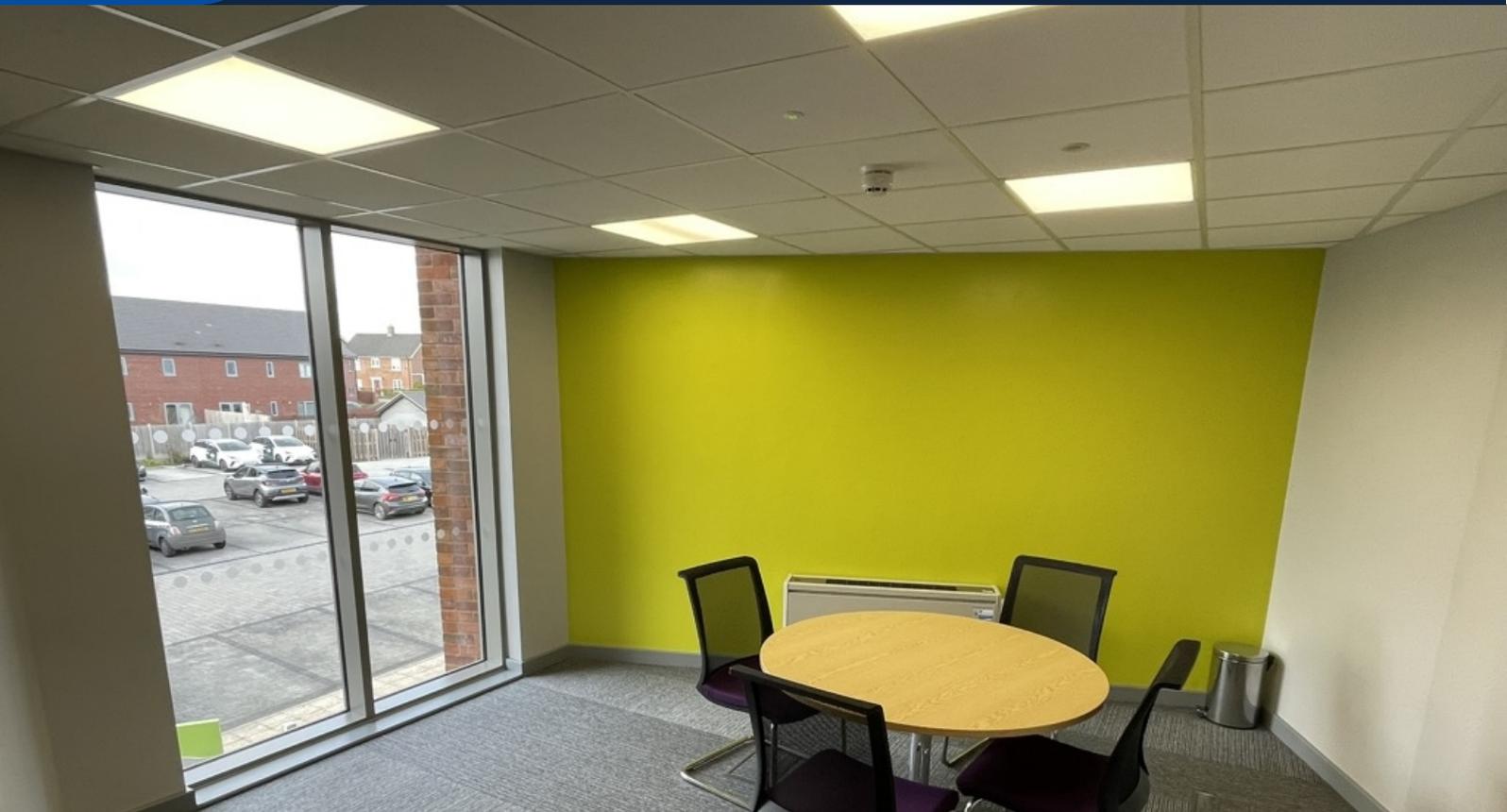
IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

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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Poringland – Rosebery BP, Crafton House (Availability Schedule):

Unit	Floor	Size (sq ft)	Size (sq m)	Yearly rent (+ VAT)	Yearly Service Charge + VAT (2025)	Rateable Value	Security Deposit	Available
GF8-12	Ground	1,774	164.81	£30,158	£10,200	£19,500	£9,047	Now
GF8	Ground	187	17.40	£3,496	£1,075	*£2,088	£1,048	Now
GF9	Ground	148	13.81	£2,768	£851	*£1,657	£830	Now
GF10	Ground	598	55.58	£11,182	£3,438	*£6,669	£3,354	Now
GF11	Ground	318	29.63	£5,947	£1,828	*£3,555	£1,784	Now
GF12	Ground	523	48.60	£9,780	£3,007	*£5,832	£2,934	Now
FF6	First	369	34.25	£6,900	£2,121	£5,100	£2,070	Now

- Tenants may qualify for Small Business Rates Relief (100% relief) on suites with a Rateable Value of less than £12,000.
- *The Valuation Office has not yet assessed the Rateable Value of this suite. This figure is therefore indicative and is based on the pro-rata rate applied to other suites on this floor and/or in the building. Roche take no responsibility for this figure. You are advised to take professional advise if you wish to satisfy yourself as to the likely business rates liability.

Please contact the agents, Roche on 01603 619876 for further information.