



## Location

The property is located just off Boundary Road, the Outer Ring Road, approximately 2.5 miles north-west of the city centre on an established and popular commercial estate.

Nearby occupiers include **Asda, CarShop, Busseys, Mercure Norwich Hotel** and **Dulux Decorator Centre**.

## Description

The premises comprise a first floor office suite in a two-story modern building which has recently been refurbished with new insulated cladding. The suite has the following specification and features:

- Ground floor entrance and reception office
- 6 semi-partitioned office areas on the first floor
- Filing and print rooms which could be upgraded to office use
- Carpeted floors to main offices and double glazed windows
- 'Open' roof, exposed roof trusses, mainly fluorescent lighting
- Gas fired central heating
- Kitchen, male & female WC facilities within suite
- 7 parking spaces in rear car park

## Accommodation

The First Floor suite has a net internal area of approximately 1,489 sq ft (138.35 sq. m.).

The Ground Floor has a net internal area of approximately 1,299 sq ft (120.72 sq m) and 6 parking spaces.

## Tenure & Terms

The First Floor suite is offered on a new internal repairing lease at a rent of **£19,500** pa with a service charge to cover external repairs, common areas and services. The rent is exclusive of VAT.

Alternatively, a sale of the freehold will be considered, subject to the existing lease of the Ground Floor which is let for a term of 5 years from February 2023, subject to a break clause after 3 years. Further details are available on request.

## Price

**£420,000** exclusive of VAT subject to contract for the freehold interest .

## Energy Performance Certificate

The Ground Floor currently has an Energy Performance Asset Rating of E101. An EPC for the whole building is awaited and will be available on request.

**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)

#### Rates

The business rates for the premises currently form part of the assessment of the entire building which has a Rateable Value of £27,500 and which is in the process of being split. Please contact the agents for further information.

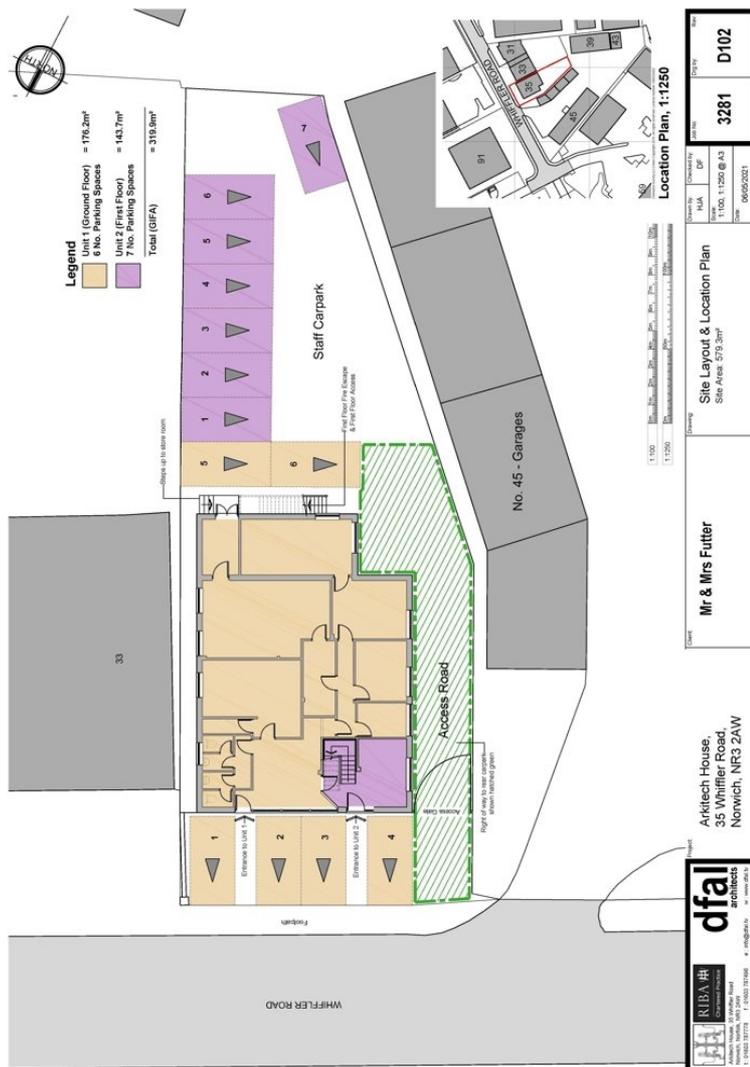
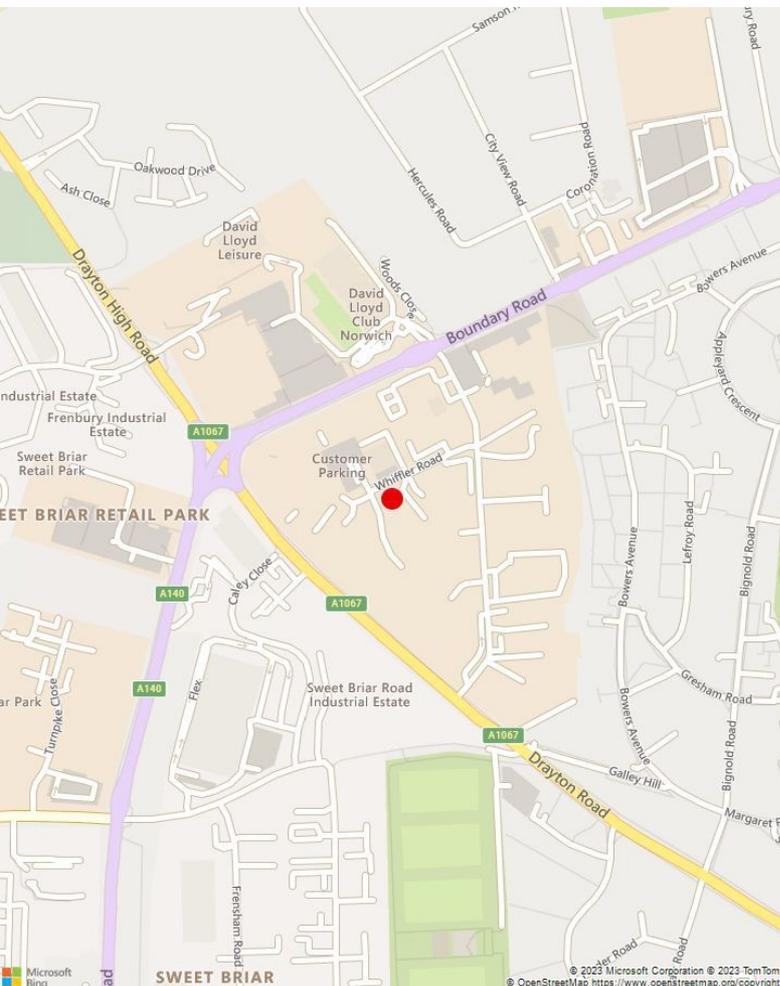
#### Viewings & Further Information

**James Allen**  
**Roche Chartered Surveyors**  
 01603 756332 / 07778 297298  
 jamesa@rochecs.co.uk

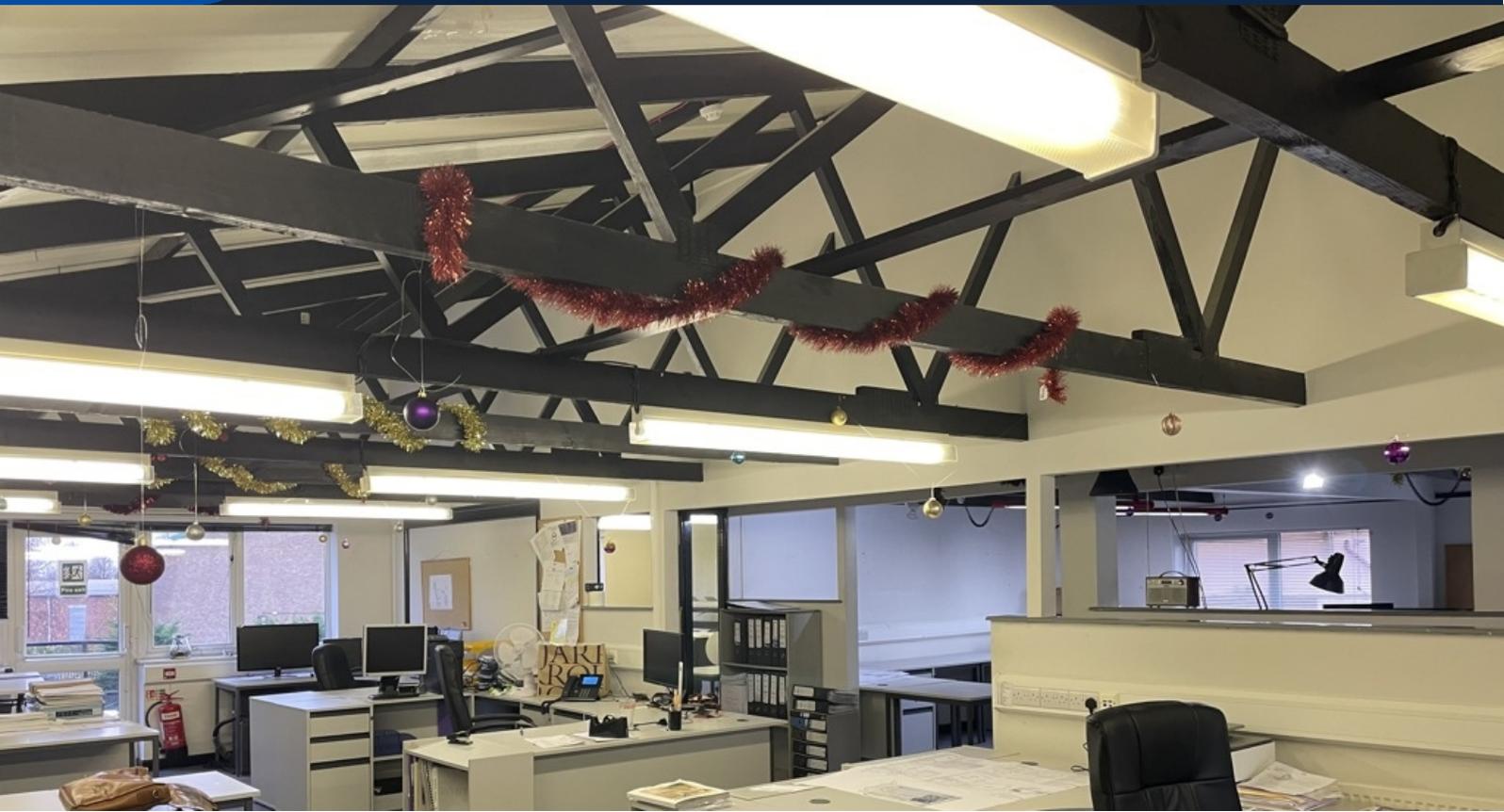
#### Legal Costs

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

In the case of a freehold sale, and in accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.



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