



Location

Broadland Business Park is Norwich's pre-eminent business park, providing a mature landscaped environment with superb facilities for staff. Its location immediately adjacent to the A47 southern bypass and Broadland Northway (NDR) on the east side of Norwich gives it excellent access to the region's transport network. It is well served by public transport. Occupiers at the business park include Marsh McLennan, Lovewell Blake, TaxAssist, Evander, Persimmon and Broadland & South Norfolk Councils.

Description

The premises comprise a range of available offices at Horizon Business Centre. The offices are located at first floor level with a number of layout and size options available to suite occupier requirements. The accommodation has the following specification and features:

- Service charge inclusive of utilities, reception service, parking
- A range of size and layout options are available
- Use of meeting and conference rooms at an hourly charge
- Building opening hours 7.30 - 19.00
- Shared kitchen and WC facilities
- On site dedicated parking

Accommodation

Different sizes are available from 500 sq ft (46.4 sq m) to 7,715 sq ft (716.7 sq m) as follows:

First floor open plan office: 3,777 sq ft (350.9 sq m)

First floor partitioned offices: 500 sq ft (46.4 sq m) - 3,938 sq ft (365.9 sq m)

Further information is available on request.

Tenure & Terms

The offices are available to let on new leases for minimum term of 3 years.

Rent

Further information on costs is available on request.

Service Charge

A service charge will be payable in respect of utilities, parking and other occupational costs. Further information is available on request.

Business Rates

The unit has yet to be assessed for business rates. Further information is available on request.

Energy Performance Certificate

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

Viewings & Further Information

Ben Common

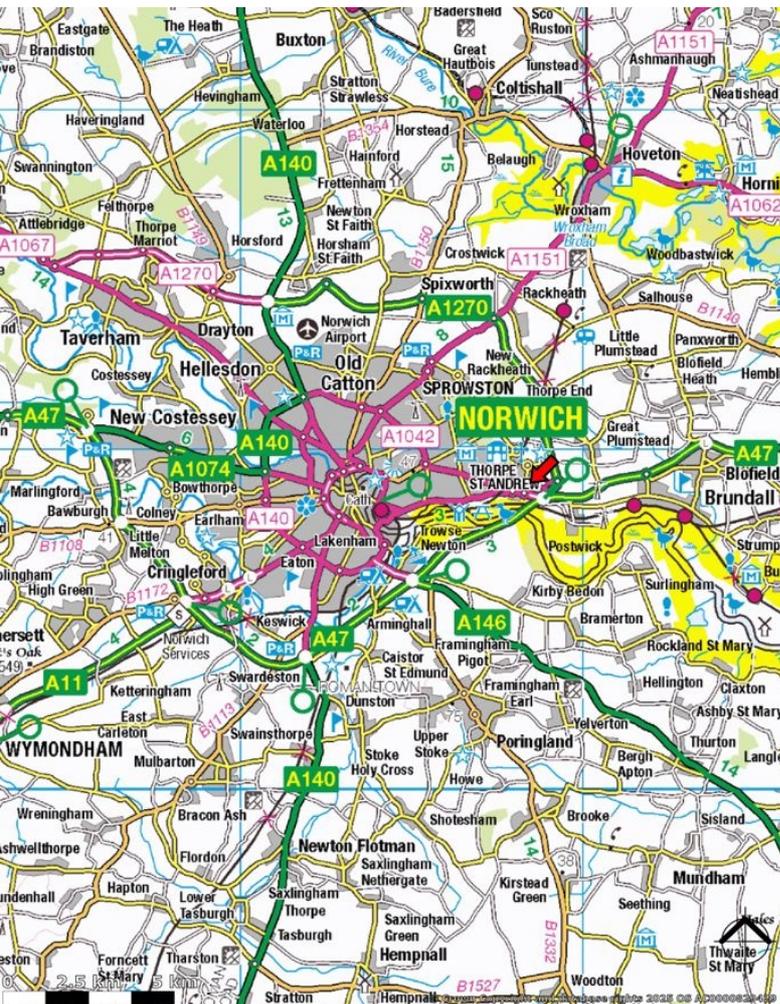
Roche Chartered Surveyors

01603 756340 / 07917 762230

benc@rochecs.co.uk

Legal Costs

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





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



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