

4 MONTH RENT FREE PERIOD AVAILABLE ON ALL NEW TENANCIES OF 3+ YEARS



Location

Cringleford Business Centre is extremely accessible, being close to Norwich Southern Bypass (A47) and the A11 trunk road which leads to Cambridge, M11 and London. It is located approximately 3 miles to the southwest of the city centre.

Facilities in the adjoining village of Eaton include a Waitrose supermarket and local shops and services. Cringleford Business Centre is a modern complex which has been extensively refurbished to create various suites. Tenants include the NHS and Anglian Group. There is a gym on site, Fitness Resolutions.

Description

The available suites are located on the ground and first floor having the following facilities, some of which are shared in case of smaller suites:

- Open-plan layout and Fitted Carpet
- Suspended ceiling with integral lighting
- Comfort-cooling and heating
- Male/female and disabled cloakrooms
- Kitchen
- Allocated parking spaces plus disabled and visitor parking
- Good natural light

Accommodation

Approximate net internal areas and parking allocations are:

- Suite 2, Ground Floor, 1986 sq ft (184.5 sq m) 8 parking spaces
- Suite 5A, Ground Floor, 1,224 sq ft (113.7 sqm) 5 parking spaces.
- Suite 7B, First Floor, 284 sq ft (26.3 sqm) 1 parking space.
- Suite 8A, First Floor, 634 sq ft (58.9 sqm) 3 parking spaces.
- Suite 8B, First Floor, 1,095 sq ft (101.7 sqm) 4 parking spaces.
- Suite 9C, First Floor, 1,560 sq ft (144.9 sqm) 6 parking spaces.

Total: 6,783 sq ft (630.1. sq m) and 27 parking spaces.

The offices are available to let separately or in combination. Additional parking spaces may be available at supplementary charge.

Rent

Asking rents exclusive of business rates, service charge and VAT are:

- Suite 2 - Rent: £26,500
- Suite 5A - Rent: £17,750
- Suite 7B - Rent: £5,250
- Suite 8A - Rent: £9,500
- Suite 8B - Rent: £15,900
- Suite 9C - Rent: £22,500

Business Rates

The Valuation Office Agency website indicates that as from April 2026 the Rateable Value assessments of the suites are: Further information available on request.

Legal Costs

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

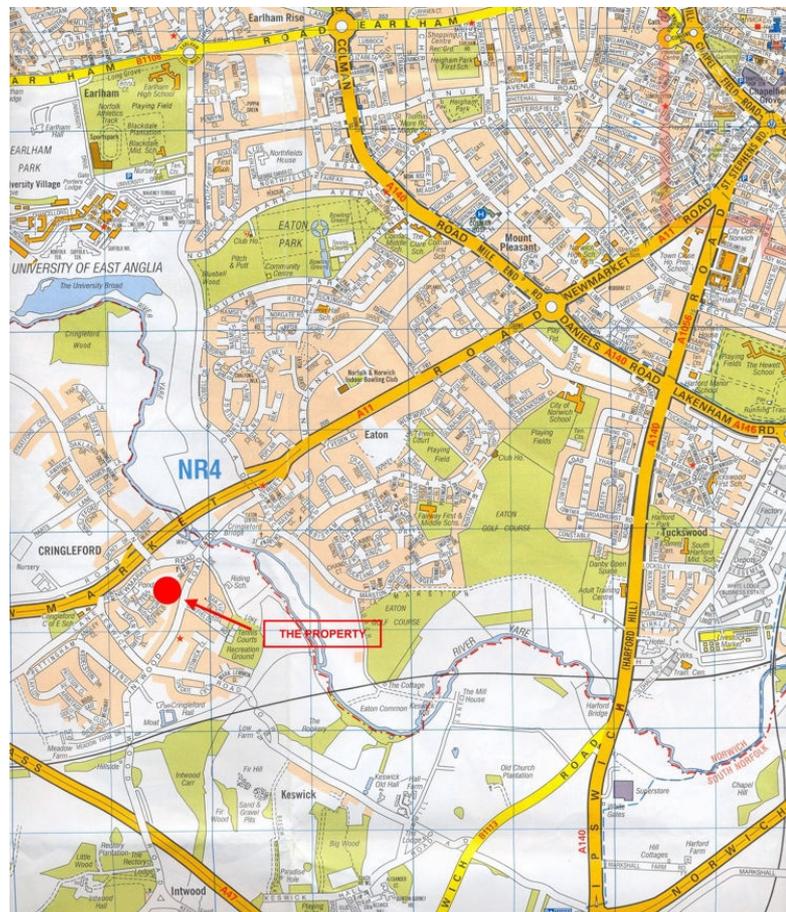
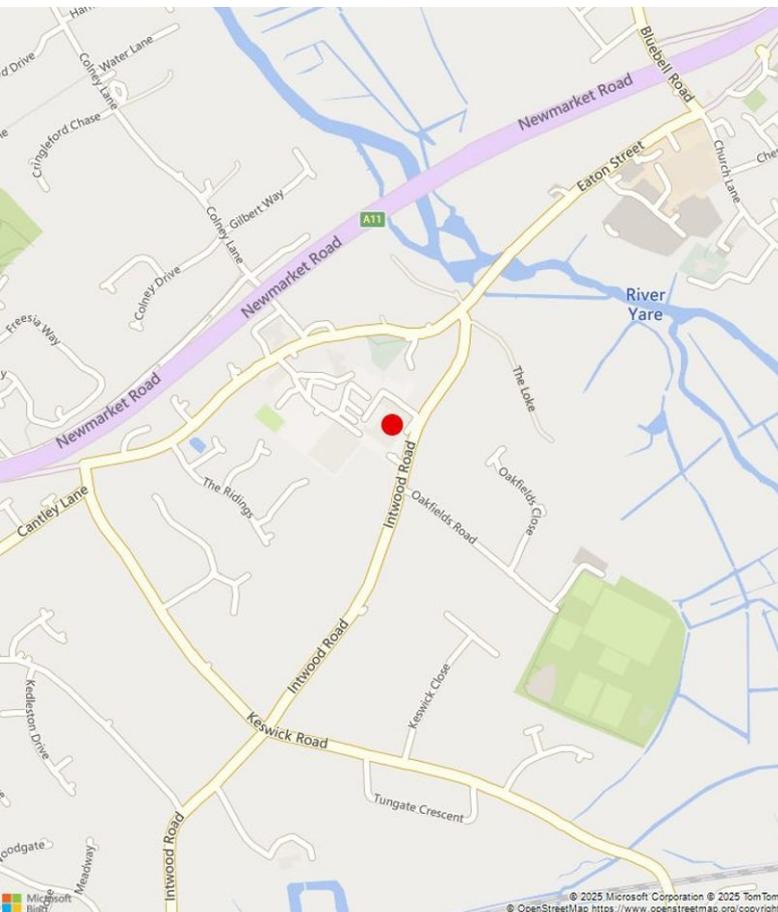
Tenure & Terms

The suites are offered to let on new leases for a minimum term of 3 years to be agreed. The tenant is responsible for internal repairs and liable to pay a service charge in respect of common areas, facilities, building insurance, external repairs and decoration and landscape maintenance. A lease of over 3 years will be subject to a rent review at the end of the third year. The lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act. The Landlord reserves the right to charge VAT on the rent and service charge.

Viewings & Further Information

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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



IMPORTANT NOTICE

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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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