



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, Lovell Blake, TaxAssist, Evander, Persimmon and Broadland & South Norfolk Councils**. The premises comprise offices within the site of Start-rite Shoes.

Description

The property comprises a modern 2-storey office with a prominent glazed entrance. The accommodation has the following specification and features:

- Small first floor office suite
- Option to include furniture, subject to availability
- Communal meeting room, kitchen, shower and WC facilities
- Fully accessible raised floor with carpet
- Suspended ceiling with recessed lighting
- Attractive reception area and lift access to first floor
- 1 allocated parking space

Accommodation

The available space comprises a 150 sq ft (13.9 sq m) first floor suite.

Tenure & Terms

The first floor rooms and suites are available on an all-inclusive basis to include the rent, service charge and heating costs (but not business rates). Rents are subject to a 5% annual increase.

Rent

£5,300 per annum exclusive

Energy Performance Certificate

The property has an EPC Rating of C (70). A full copy of the Certificate is available upon request.

Rates

The building is currently part of a larger rating assessment and separate assessments are being obtained for the individual suites.

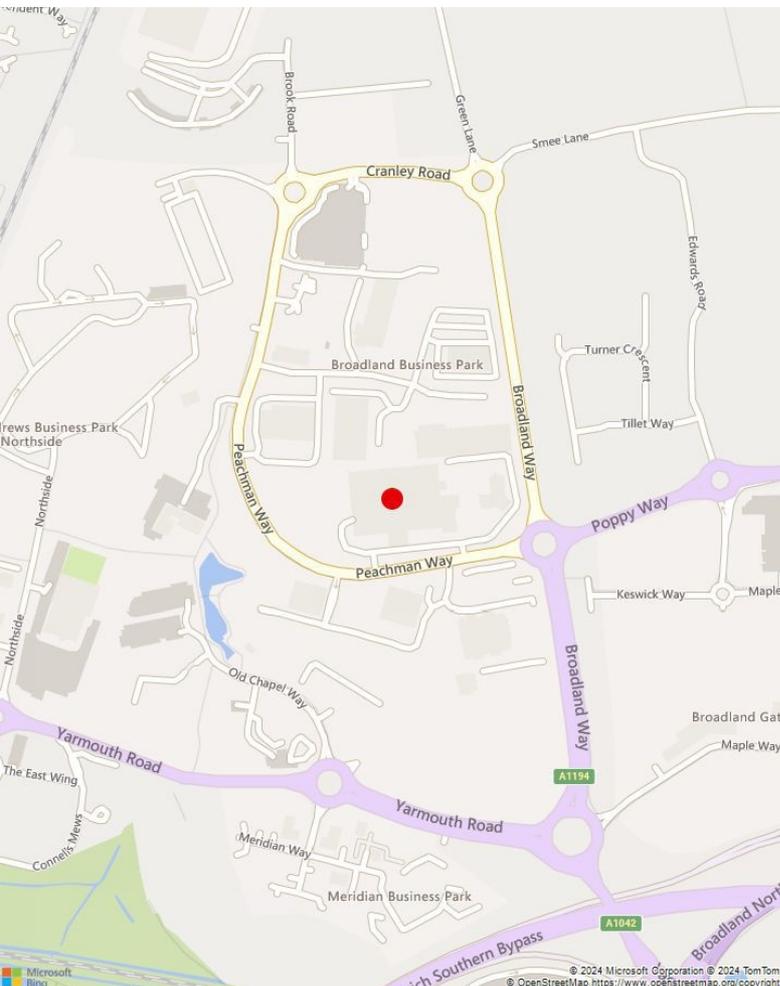
Viewings & Further Information

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Legal Costs

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

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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



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