



Location

The property is located within the prime out of town office area known as Meridian Business Park, which is approximately 3.5 miles to the east of Norwich city centre. The business park is close to the intersection of the A47 southern bypass and Broadland Northway. It forms part of a cluster of business parks including Broadland, and St Andrews.

Meridian is a popular location for small and medium sized enterprises; other occupiers on the park include the NHS, Black Swan Care Group, Ashton Legal, Dencora, Rossi Long Consulting, and Watsons Property Group. Nearby amenities include a Costa Drive-thru, the Fieldfare pub/restaurant, Busy Bees Nursery, Bannantyne's Health Club, Lidl, Sainsbury's, McDonalds and Premier Inn.

Description

The property comprises the ground floor suite with a modern, purpose-built office with the following features and specification:

- Self-contained office suite with kitchen
- 6 car parking spaces
- Accessible raised floors
- Air conditioning and LED lighting
- Prime out of town office location

Accommodation

The available suite is situated on the ground floor with a shared entrance hall and WC's with the first floor occupier. The suite is otherwise self-contained comprising open plan offices, storage room and kitchen area. The total net internal floor area is approximately **1,221 sq ft (113.4 sq m)**. 6 dedicated car parking spaces are provided with the suite.

Tenure & Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

In accordance with the latest Anti Money Laundering (AML) legislation, the tenant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

Rent

£25,000 per annum exclusive.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (74). A full copy of the certificate is available upon request.

Rates

The suite is currently jointly assessed with the first floor suite so the assessment will need to be split once let. Further information on the likely business rates assessment can be obtained from the letting agents.

Service Charge

There is an estate service charge to cover the maintenance and repair of the common estate areas. The tenant will also be responsible for contributing towards the costs of cleaning, maintaining and repairing the building and common areas. Further details available on application.

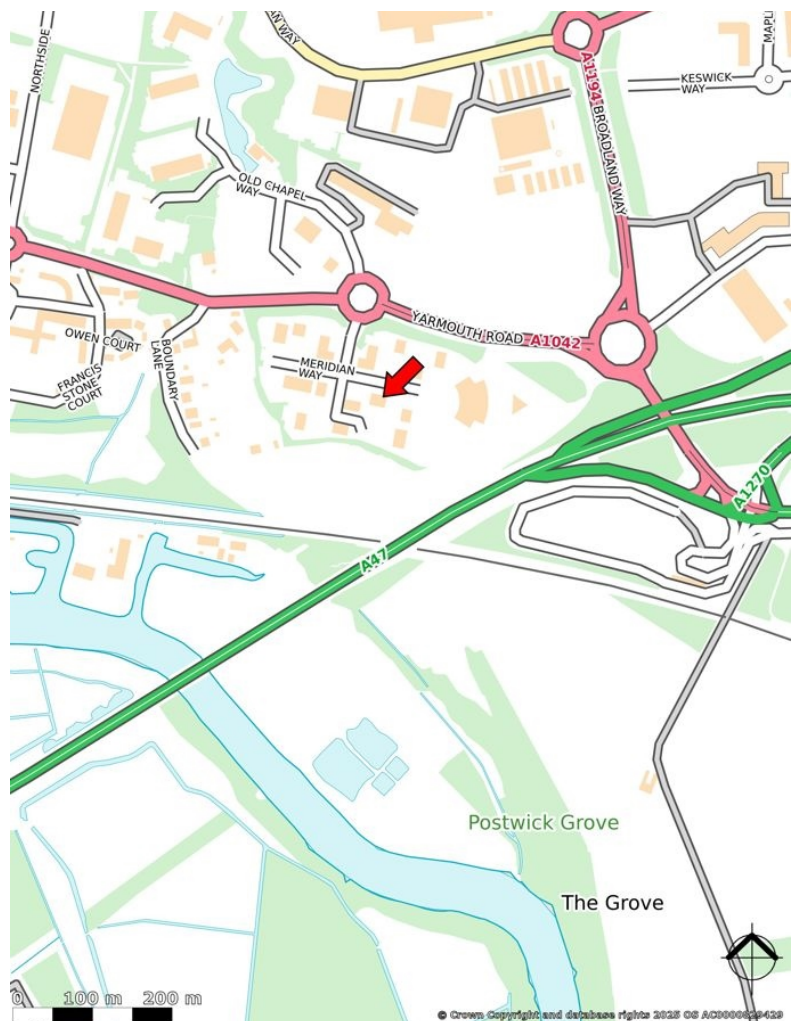
Legal Costs

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

Viewings & Further Information

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