



Location

The property is situated on an established and popular commercial estate on Whiffler Road on the north-west side of Norwich, just off the outer ring road in an area of mainly industrial and warehouse uses with a mixture of other commercial uses.

Description

Kirkham House is a multi tenanted serviced office building. The property has been refurbished throughout and benefits from dedicated on site parking and shared facilities. The available offices are located on the first floor benefiting from the following specification and features:

- Majority of rooms have comfort cooling and heating
- UPVC double glazing
- Central reception area
- Open-plan suites of varying sizes
- 24/7 access for tenants
- Undercroft car parking
- Perimeter trunking
- Cellular and open plan accommodation

Accommodation

Office 229 - 503 sq ft (46.7 sq m)
Office 203 - 107 sq ft (10.0 sq m)
Office 210 - 135 sq ft (12.5 sq m)
Office 221 - 127 sq ft (11.8 sq m)
Total: 872 sq ft (76.8 sq m)

Tenure & Terms

The offices are available to let together or separately on internal repairing terms for a preferred minimum term of 6 months. Rent is inclusive of water, electricity and service charge costs. Parking is charged at a cost of £750 plus VAT per space per annum. Tenants will have to pay an administration fee of £500 plus VAT for the licence.

Rent

Office 229 - £10,060 per annum

Office 203 - £2,568 per annum

Office 210 - £3,240 per annum

Office 221 - £3,048 per annum

Rates

The Business Rates are to be re assessed following sub division. *The Valuation Office has not yet assessed the Rateable Value of these offices. This figure is therefore indicative and is based on the pro-rata rate applied to other suites on this floor and/or in the building. Roche take no responsibility for this figure. You are advised to take professional advise if you wish to satisfy yourself as to the likely business rates liability.

Office 229	*£6,538
Office 203	£1,375
Office 210	£1,675
Office 221	£1,600

Tenants may qualify for Small Business Rates Relief (100% relief) on suites with a Rateable Value of less than £12,000.

Planning & Uses

We understand the current use falls within use class E (offices) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

Ben Common
Roche Chartered Surveyors
 01603 756340 / 07917 762230
benc@rochechs.co.uk

Plant & Equipment

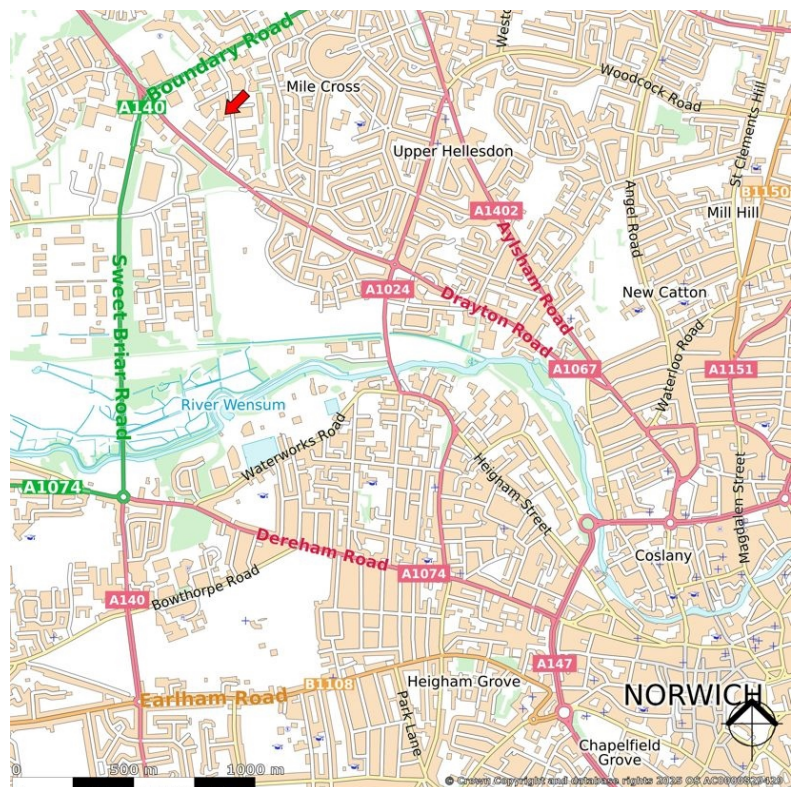
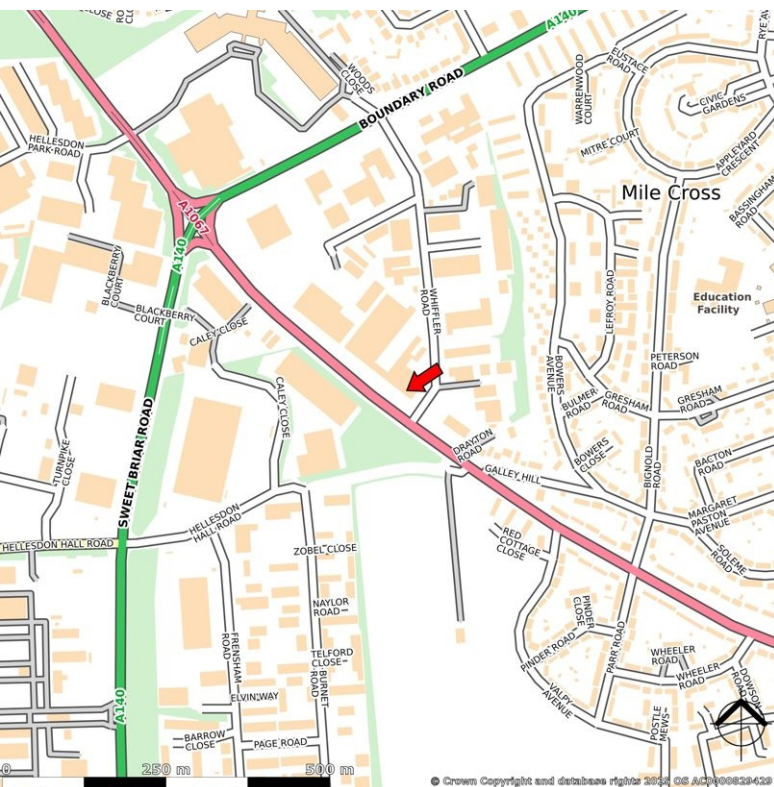
None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Legal Costs

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

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (86). A full copy of the certificate is available upon 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



IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- 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.
- 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.
- 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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