



Location

The property is located on the popular Neaton Business Park in Watton, which is a mid Norfolk market town, some 21 miles west of Norwich and 7 miles north of the main A11 trunk road.

The business park is situated to the east of the town centre with frontage to the B1108. The park is a well managed, secure multi-let industrial and office complex comprising a number of warehouse and light industrial units and office buildings, with occupiers of note including Abel Homes, Serco, Dolav UK and Wincanton.

Description

The property comprises the ground floor west suite within a two-storey, multi-let office building, with the following features and specification:

- Modern, open-plan, refurbished accommodation
- LED lighting
- Air-conditioning
- Perimeter trunking for data and power
- On-site parking

Accommodation

The office suite comprises an open-plan office area with partitioned meeting rooms and self-contained kitchen.

The total net internal floor area is approximately **706 sq ft (65.6 sq m)**.

Tenure & Terms

The property is available by way of a new internal repairing and insuring lease for a term to be agreed. The tenant is directly responsible for internal repairs and maintenance with external repairs and maintenance being the responsibility of the landlord. Further details available on application.

VAT is payable on the rent.

Rent

£11,000 per annum exclusive

Energy Performance Certificate

The property has an Energy Performance Asset Rating of B(50). Full details are available from the letting agents.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £4,550. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Viewings & Further Information

Graham Jones

Roche Chartered Surveyors

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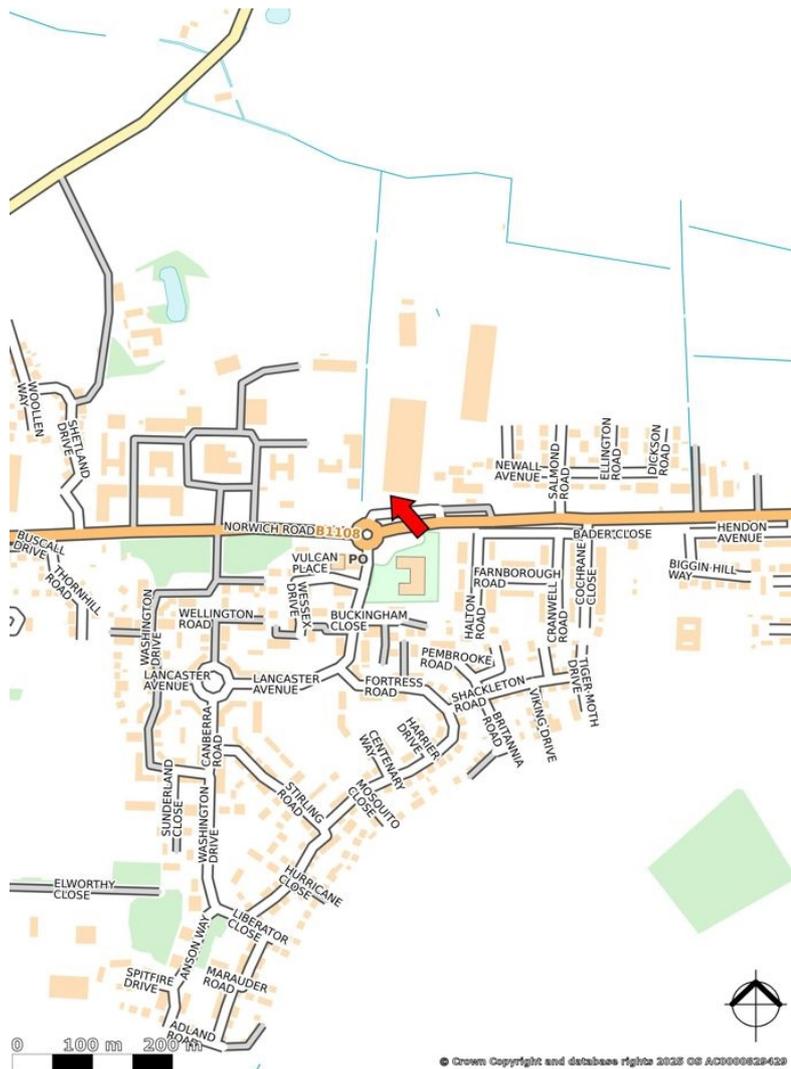
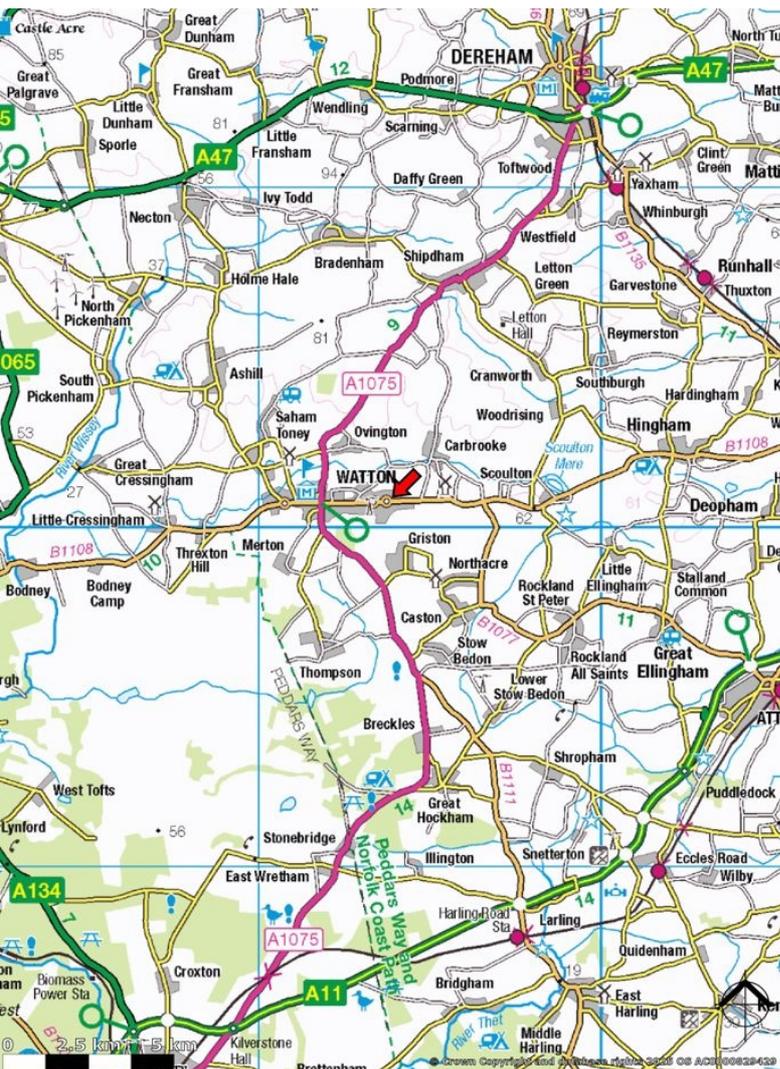
grahamj@rochecs.co.uk

Service Charge

The rent is inclusive of service charge but a contribution towards the buildings insurance is payable in addition to the rent. All other utility costs are also the responsibility of the tenant.

Legal Costs

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



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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