

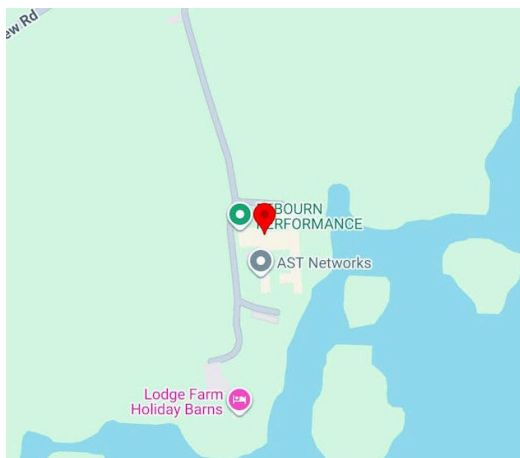


ROCHE

Unit 3 Lodge Farm Barns, Norwich, NR9 3LZ

Office To Let | £23,000 per annum | 1,546 sq ft

Flexible self-contained office accommodation in a picturesque setting just off the A47



Location

The property is located off New Road in Bawburgh, on the outskirts of Norwich and adjacent to Bawburgh Lakes. It forms part of the Lodge Farm Barns Business Centre, conveniently situated in a picturesque location a short distance from the A47 bypass and approximately 4 miles north-west of Norwich city centre.

Description

The property comprises an attractive self-contained office within a converted barn complex, benefitting from open plan office space, a meeting room, kitchenette, and two WCs. There is a mezzanine level providing further office accommodation above. Externally there is allocated car parking and communal grounds with seating areas.

Key Points

- Comfort cooling
- I.T. cabling and perimeter trunking
- Double-glazed windows
- Four parking spaces
- Accessible WC
- Kitchenette
- Communal grounds

Accommodation

Description	sq ft	sq m
Open Plan Office	727	67.54
Meeting Room	260	24.15
Kitchen	32	2.97
Mezzanine Offices	527	48.96
Total	1,546	143.62

Tenure & Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed. A service charge is in place, please contact the agents for more information.

Summary

- Rent: £23,000 per annum
- Business rates: To be assessed
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (70)

Further information

- [View details on our website](#)

Contact & Viewings

Chris Watkins
01603 756336 | 07742 960315
chrisw@rochecs.co.uk

Edward Cheal
01603 756343 | 07345 502626
edwardc@rochecs.co.uk

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