

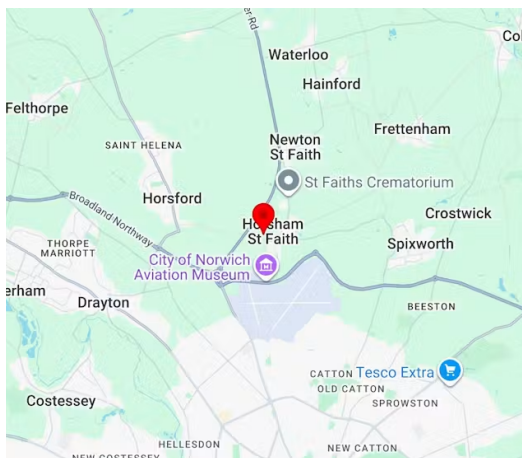


ROCHE

Norwich, Horsham St. Faith, Horsham St. Faith, NR10 3JU

Office To Let | £21,110 - £54,122 per annum | 2,110 to 4,468 sq ft

Office Suites - To Let



Location

The property forms part of Abbey Farm Commercial Park. The park is located in Horsham St Faith which is to the north of Norwich, off the A140 and approximately one mile from the A1270 (Northern Distributor Road). There are local amenities within easy walking distance, including **Saint Faith's Post Office and Stores** and **The Black Swann Inn** public house.

Description

Joseph King House is prominently located at the entrance of Abbey Farm Commercial Park. The building offers high quality, open plan office accommodation over 3 floors, with on-site car parking and landscaped gardens.

The property has an attractive communal entrance and benefits from an 8-person lift to all floors. The second-floor suite is within the eaves of the building and has dormer and Velux windows.

Key Points

- Fully accessible raised floors with carpets
- Perimeter trunking
- Suspended ceilings with inset LED lighting
- Gas-fired central heating
- Comfort cooling
- Meeting rooms and tea-points
- WC facilities on each floor
- Shower

Accommodation

Name	sq ft	sq m	Rates Payable
Suite - Ground Floor Suite	2,358	219.07	£12,852 /annum
Suite - Second Floor Suite	2,110	196.03	£11,772 /annum
Total	4,468	415.10	

Terms

The suites are available to let by way of a new full repairing and insuring leases for terms to be agreed.

Summary

- Rent: £21,110 - £54,122 per annum
- Service charge: A Service and Estate Charge covers the landlord's expenditure in respect of maintaining the common parts. Further details are available upon request.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (73)

Further information

- [View details on our website](#)

Contact & Viewings

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