

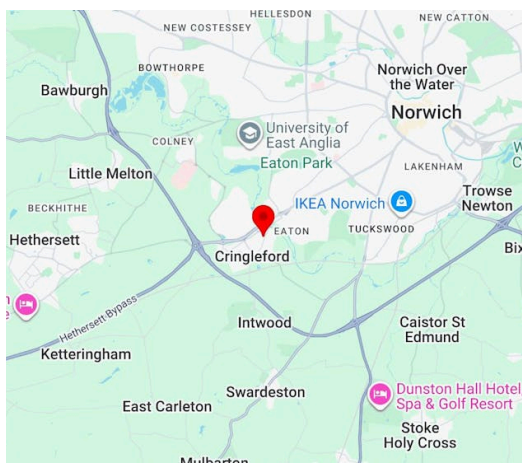


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Cringleford Business Centre, Intwood Road, Norwich, NR4 6AU

Office To Let | £5,250 - £147,400 per annum | 284 to 10,633 sq ft

Offices To Let **4 month rent free period available on all new tenancies of 3+ years**



Location

Cringleford Business Centre is extremely accessible, being close to Norwich Southern Bypass (A47) and the A11 trunk road which leads to the M11. It is located approximately 3 miles to the south west of the city centre. Facilities in the adjoining village of Eaton include a Waitrose supermarket. Tenants include the NHS, NCL Contractors and Anglian Group. There is a gym on site, Fitness Resolutions.

Description

The offices can be let separately or in combination and additional parking spaces may be available at a supplementary charge. The available suites have the following facilities.

Key Points

- Open-plan layouts with fitted carpets and suspended ceilings
- Comfort-cooling and heating
- Male/female and disabled cloakrooms with kitchen facilities
- Good natural lighting
- Parking ratio of 1 space per 250 sq ft. There is shared disabled and visitor parking.

Accommodation

Description	sq ft	sq m	Rent	Service Charge (sq ft)
2 Ground Floor	1,986	184.51	£26,500 /annum	£4.18
5A Ground Floor	1,224	113.71	£17,750 /annum	£4.18
7B First Floor	284	26.38	£5,250 /annum	£4.18
8A First Floor	634	58.90	£9,500 /annum	£4.18
8B First Floor	1,095	101.73	£15,900 /annum	£4.18
9C - First Floor	1,560	144.93	£22,500 /annum	£4.18
10 First Floor	3,850	357.68	£50,000 /annum	£4.18
Total	10,633	987.84		£4.18

Terms

The suites are available to let on new leases for a minimum term of 3 years. The tenant is responsible for internal repairs and liable to pay a service charge. A lease of over 3 years will be subject to a rent review at the end of the third year. The lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act.

Summary

- Rent: £5,250 - £147,400 per annum
- Business rates: Further information is available on request.
- Service charge: £4.18 per sq ft The tenant is responsible for internal repairs and is required to pay a service charge in respect of common areas, facilities, building insurance, external repairs and decoration and landscape maintenance.
- VAT: Applicable. VAT is applicable on the rent and service charge.
- Legal fees: Each party to bear their own costs
- EPC: B (44)

Further information

- [View details on our website](#)

Contact & Viewings

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