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Office Premises
72.06 SqM (775 SqFt)

DRAFT

Office

To Let

ESTABLISHED LOCATION

FRONTING THE B1140

**EASY ACCESS TO THE
BROADLAND NORTHWAY**

ON SITE PARKING

Reeves Corner, Little Plumstead, Norwich, NR13 5BY

The subject property is situated around five miles north east of Norwich city centre. It is in a predominantly rural area fronting the B1140 road, leading east from Norwich to South Walsham and the villages beyond.

It is located 500m from the B1140 junction of The Broadland Northway.



Description

The property is of steel portal frame construction with brick elevations providing office accommodation across three separate rooms and a board room. Lighting is surfaced mounted fluorescent tubing. The property benefits from a refurbished kitchen area and W.C. facilities. Heating is via electric night storage heaters and the property has perimeter power and data sockets.

Parking is provided to the front of the property.

Accommodation

We have measured the property in accordance with IPMS 3 and calculate the following approximate floor areas:

| Description | M² | Sq Ft |
|-------------|-------|-------|
| Reception | 12.19 | 131 |
| Office 1 | 25.70 | 277 |
| Office 2 | 10.61 | 114 |
| Office 3 | 7.10 | 76 |
| Office 4 | 9.73 | 105 |
| Storage | 6.73 | 72 |
| Total NIA | 72.06 | 775 |

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£9,000 per annum** exclusive.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Office and Premises

Rateable Value: £7,000

Rates Payable 2019/2020: £3,437

As the rateable value of the property is below £15,000 the new tenant may be eligible for small business rate relief. For further information please contact the Agent.

Legal Costs

The ingoing tenant will be responsible for both parties' reasonably incurred legal fees.

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 620551

Mark Mayhew or Jordan Bailey

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SUBJECT TO CONTRACT – MRM/hcc/25000/120

