Second Floor Offices
86 to 215 sq. m (929 to 2,319 sq. ft.)

- High specification offices including comfort cooling
- Close proximity to Norwich International Airport and the new Northern Distributor Road
- Ample parking at 1:290 sq. ft.

SUITES 7&8, JOSEPH KING HOUSE, HORSHAM ST FAITH, NORWICH, NR10 3JU

TO LET
Description
Joseph King House is located in a prominent position at the entrance of Abbey Farm Commercial Park in Horsham St Faith. The building offers high quality, open plan office accommodation on 3 floors, with on-site car parking and landscaped surrounds. The internal design layout has been carefully planned to meet the needs of the modern occupier.

Location
Horsham St Faith is to the north of Norwich just off the main A140 trunk road, just beyond Norwich International Airport.

Access for staff and customers is excellent with the Norwich outer ring road being only 2.5 miles south and daily flights to UK and international destinations are at hand at the airport. The Northern Distributor Road is being constructed close by, further opening up access to the north side of Norwich.

Specification
The main entrance incorporates a glass atrium and this offers an ideal area for a reception if required.

The specification provided on the second floor is detailed below:

- Solid floors with carpets
- Perimeter trunking for cabling
- Ceiling mounted lighting to LG3 standards
- Gas central heating
- Comfort cooling

The floor can be accessed by stairs and an 8-person passenger lift. Female WCs are provided on the ground floor and male WCs are provided on the first floor. In addition, all 3 floors have accessible WCs.

Accommodation
The property has been measured in accordance with the RICS Code of Measuring Practice and the following net internal floor areas are provided:

<table>
<thead>
<tr>
<th>Suite</th>
<th>sq. m</th>
<th>sq. ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suit 7</td>
<td>86.26</td>
<td>929</td>
</tr>
<tr>
<td></td>
<td>(includes 8.58 sq. m (92 sq. ft.) of storage)</td>
<td></td>
</tr>
<tr>
<td>Suit 8</td>
<td>129.15</td>
<td>1,390</td>
</tr>
<tr>
<td></td>
<td>(includes 9.01 sq. m (97 sq. ft.) of storage)</td>
<td></td>
</tr>
</tbody>
</table>

Total - 215.41 sq. m 2,319 sq. ft.

Car Parking
A total of 8 car parking spaces are provided, offering an excellent ratio of 1 space per 290 sq. ft.

Local Facilities
Horsham St Faith offers various amenities within a five-minute walk, including a post office, a village shop and a public house. A regular bus service runs to and from Norwich.

Photographs of Suites 7 & 8

Tenure
New effectively full repairing and insuring leases are available on terms to be agreed.

Rental
Upon application.

Service Charge
A service charge contribution for the maintenance of common parts and landscaping areas will be levied.

Business Rates
According to the Valuation Office Agency website the Rateable Value is £25,500. Please contact Broadland District Council for further information on 01603 431 133.

Energy Performance Certificate (EPC)
The building has an EPC asset rating of 47 which is in band B.

Enquiries
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General photographs of Joseph King House
Important Notice

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