

Norwich | **NR13 6PZ**
6 & 7 Oaktree Business Park, Rackheath

ROCHE



PART-LET FREEHOLD OFFICES FOR SALE

2,582 sq ft (240 sq m)

- Vacant high quality offices of 1,622 sq ft (151 sq m)
- Adjoining let unit of 960 sq ft (89 sq m)
- Comprehensively refurbished / converted units
- Parking spaces for 15 cars
- Established business location, just off Broadland Northway (NDR)

Office

01603 619876
www.rochesurveyors.co.uk

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Location

Oaktree Business Park is located off Basey Road on the Rackheath Industrial Estate, approximately 3.5 miles to the north east of Norwich. It is an established business location serving the Norwich area and lies close to the Broadland Northway (Northern Distributor Road) between the junctions on the Wroxham (A1151) and Salhouse Roads.

Description

The property comprises two adjoining warehouse units that have been converted to office use as two separate units.

The premises have been comprehensively refurbished, including having a new insulated roof within the last 10 years. Unit 7 provides particularly stylish offices with an open-plan area on the ground floor and include three prestige individual offices or meetings rooms on the first floor with comfort cooling. The specification includes comfort cooling and heating. Unit 6 comprises a reception, general office, kitchen and store with a further office on the first floor. The ground floor has electric heating and the first floor has the benefit of comfort cooling.

Accommodation

The property has the following approximate net internal areas:

| | sq ft | sq m |
|------------------------|--------------|---------------|
| Unit 6 (Let) | | |
| Ground floor | 765 | 71.06 |
| First floor | 195 | 18.08 |
| Total | 960 | 89.14 |
| Unit 7 (Vacant) | | |
| Ground floor | 645 | 59.90 |
| First floor | 977 | 90.77 |
| Total | 1,622 | 150.67 |

Both units have tarmacadam forecourts providing parking. The curtilage also includes an extensive gravel area to the front of the units with capacity for approximately 12 cars, including banked parking.

The title of the property also includes the private service road giving access to adjoining units, which are required to contribute a proportion of the cost of upkeep of the road.

Tenure

Freehold with vacant possession in respect of Unit 7. Unit 6 is let on full repairing and insuring terms. The tenant is permitted to use 4 parking spaces. Please contact the agents for further information.

Price

Offers in the region of **£335,000** are invited.

VAT

The price is quoted net of any VAT which may be payable.

Rates

The assessment for Unit 6 also includes Unit 5 which is also occupied by the tenant of Unit 6. The assessment for Unit 7 and part of the first floor of Unit 6 is **£9,300**, according to the VOA website. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Broadland District Council (Business Rates: 01603 430604), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Interested parties may wish to note that qualifying occupiers may be entitled to 100% rates relief (£0 payable) on properties with a rateable value of less than £12,000.

Legal Costs

Each party is to bear their own costs in the transaction.

Viewing

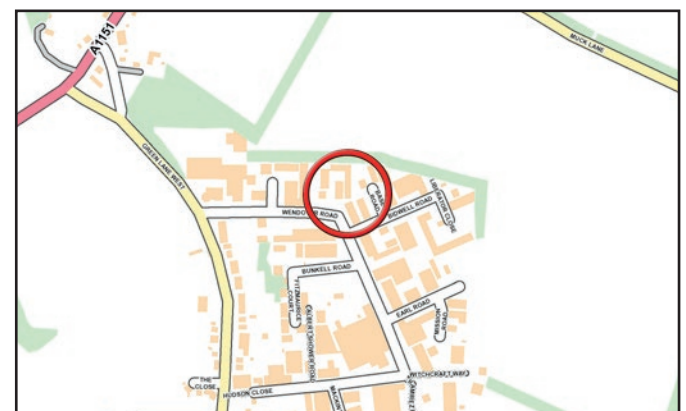
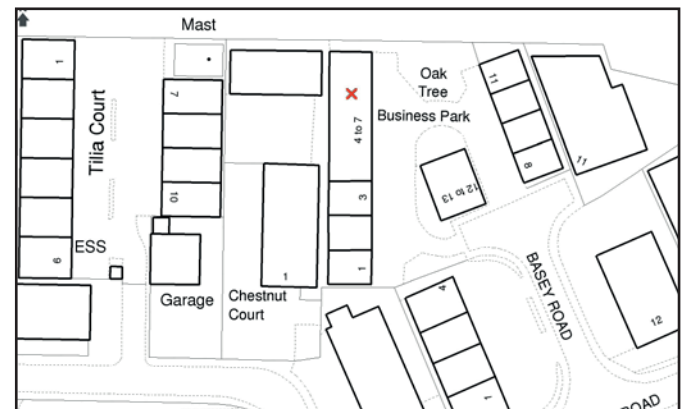
Strictly by appointment through the sole selling agents:

Roche:

Contact: James Allen

Tel: 01603 756332

Email: james.allen@rochesurveyors.co.uk



SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

IMPORTANT NOTICE

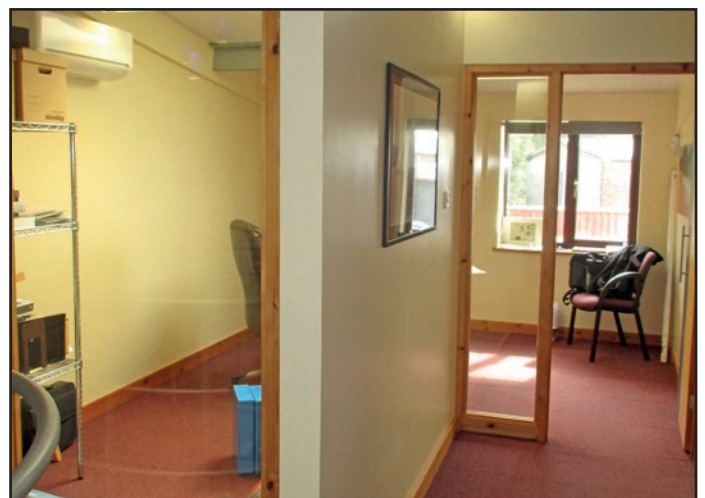
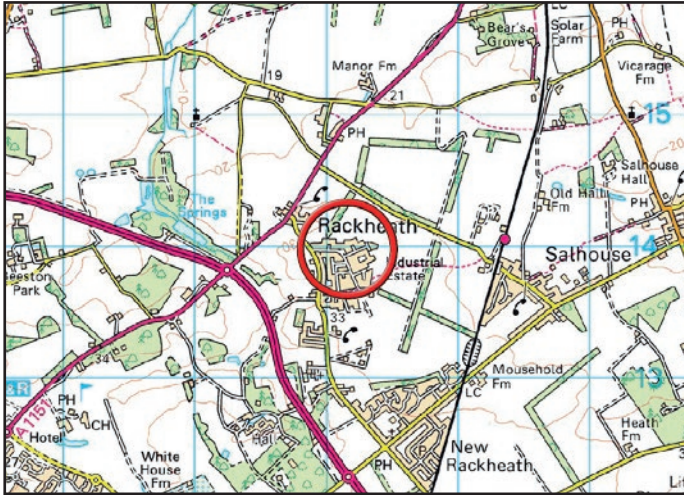
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