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PROSPECT HOUSE, Loddon Business Park, Loddon, NR14 6JD

TO LET £21,000 per annum

Modern Two-Storey Office

- Quality heated & cooled offices
- Mainly open-plan office with separate meeting rooms
- Well located on Loddon Industrial Estate
- Generous on site car park

235.0 sq m (2,530 sq ft)



Location

Loddon is a small market town around 12 miles southeast of Norwich. Loddon Industrial Estate is conveniently located on the Beccles Road just off the A146 to Norwich.

The subject property is prominently positioned near the main entrance to the estate.

Description

The property comprises a modern purpose built two storey office.

Internally the offices are well specified, providing a mainly open plan office on the first floor and a number of individual office rooms and WCs on the ground floor. The office accommodation benefits from ceiling and wall mounted heating and cooling units throughout.

There is one parking space directly outside the front of the building with further parking provided in a carpark shared with Continental Product Engineering to the rear of the property.

Accommodation

The property provides the following Net Internal/IPMS 3 floor area.

Description	sq m	sq ft
Ground floor	105.6	1,137
First floor	129.4	1,393
Total IPM3/ NIA	235.0	2,530

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Business rates will be the responsibility of the occupier. The premises are currently in the process of being reassessed. We will advise applicants of the new assessment when it is available on request.

Tenure

The Property is available by way of a new full repairing and insuring lease for a term of years to be agreed at an initial asking rent of **£21,000 per annum**.

VAT

It is understood that VAT is not applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

The property has an EPC rating of D.

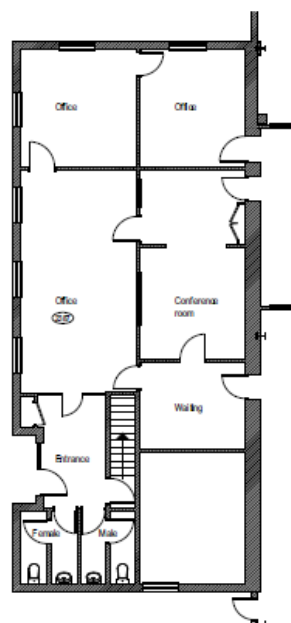
Viewing & Further Information

Strictly by appointment with the sole letting agent:-

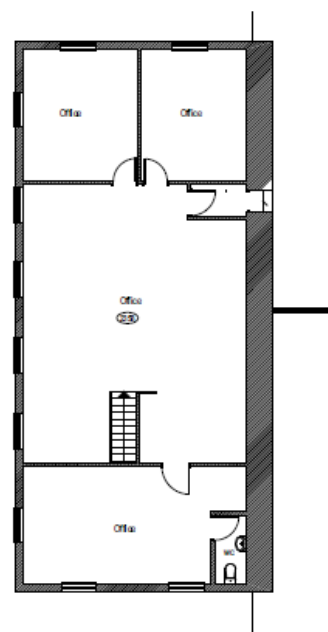
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Ground floor plan



First floor plan



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