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**Prestigious Offices with Parking**  
978 & 1,111 SqFt (91.00 & 103.20 SqM)

**DRAFT**

**Office**

**To Let**

**ADJACENT TO OLD A11**

**GENEROUS CAR PARKING  
ON SITE**

**GOOD TRANSPORT LINKS**

**ATTRACTIVE COUNTRYSIDE  
SETTING**

**Elm Farm Barns, Norwich Common, Wymondham,  
Norfolk, NR18 0SW**

The properties are situated on the old A11 between Hethersett and Wymondham, approximately six miles south west of Norwich and within 1.5 miles of the main A11 trunk road (at Wymondham). The property, therefore, provides excellent access to the main A11 and from there to the Norwich southern Bypass.

**arnoldskeys.com | 01603 620551**



2 Prince of Wales Road, Norwich NR1 1LB



Description

The office accommodation has been constructed to a high specification and benefits from the following:-

- Comfort cooling
- Kitchenette
- Perimeter or under floor trunking
- Separate ladies, gents and disabled WC's
- Visitor and staff parking
- 24 hours security via CCTV cameras
- Electronically controlled access gates

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice IPMS and calculate the following approximate net internal floor areas:

	Description	m <sup>2</sup>	sq ft
Long Barn		91.00	978
The Old Dairy Buildings			
Suite One		103.20	1,111

Terms

The properties are available on new full repairing and insuring leases, for a term to be agreed.

Please contact the Agents for further information.

Business Rates

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

Long Barn

Description: Offices and Premises  
Rateable Value: £14,500  
Rates Payable 2019/20: £7,119.50

N.B. Small business rates relief may be available. Please contact the agent for further information.

Suite One

Description: Offices and Premises  
Rateable Value: £15,750  
Rates Payable 2019/20: £7,733.25

Legal Costs

Each party to bear their own costs

VAT

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

EPC

The property has the following EPC ratings:-

Long Barn – C  
Elm Farm Barns - C

Viewing and further information

For further information, or to arrange a viewing, please contact:

Arnolds Keys 01603 620551

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or

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