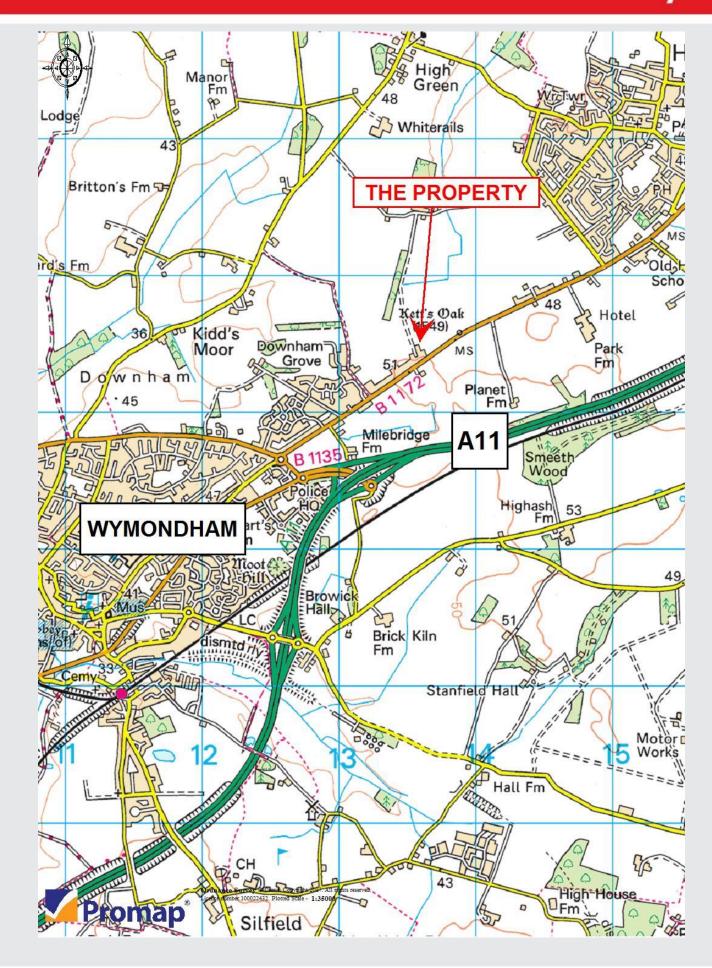
# Arnolds Keys



Note: Amolds for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Amolds has any authority to make or give any representation or warranty whatever in relation to this property.

# Arnolds Keys



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





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

# **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	m²	sq ft
Long Barn		91.00	978
J			
The Old Dairy Bui	ldings		
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

Mark Mayhew or Jordan Bailey

Tel: 01603 216828 / 01603 216806

mark.mayhew@arnoldskeys.com jordan.bailey@arnoldskeys.com

or

Joint Agents, Bidwells

Chris Squirrell or Will Jones t: 01603 229 323 / 01603 229 321

# Arnolds Keys



