



## Substantial Office Building with Car Parking 551.37m<sup>2</sup> (5,935 sq ft)

Office

For Sale / May Let

ATTRACTIVE OFFICE  
BUILDING IN LANDSCAPED  
GROUNDS ADJOINING  
BOWTHORPE HALL

GOOD QUALITY OFFICES  
GENEROUS CAR PARKING

ADJACENT TO BOWTHORPE  
MAIN CENTRE

OF INTEREST TO OWNER  
OCCUPIERS, INVESTORS AND  
DEVELOPERS

### Cotman House, Bowthorpe Hall, Norwich NR5 9AD

The property is situated in Bowthorpe, an attractive and expanding suburb approximately 3 miles west of Norwich City Centre. It has a full range of local facilities in the adjacent Bowthorpe main centre which is anchored by Roys Supermarket with a range of other local facilities. It is also close to the Bowthorpe Employment Area.

The subject property is a modern wing of the period listed Bowthorpe Hall. It appears to have been constructed in the early 1990s and arranged over two storeys.

**Description**

The building is situated within attractive landscaped grounds with an access way maintained by the freeholder of Bowthorpe Hall.

Access to the building is through a self-contained reception and entrance which leads to a ground floor open plan office fitted to a good standard and is centrally heated, lit by Cat II lighting and is partially divided by low level partitioning.

There is a further wing used as a conference suite which includes a large meeting area with adjacent staff room facilities and separate WCs.

At first floor level is a predominantly open plan office which has been partitioned on one side to create a number of small individual offices and three smaller areas suitable for meetings or shared work spaces. A lift serves both floors.

Externally, there is a gravel car park providing car parking for over 20 cars.

**Accommodation**

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

| Description      | M <sup>2</sup> | Sq Ft        |
|------------------|----------------|--------------|
| <b>Floor</b>     |                |              |
| Ground           |                |              |
| Entrance Lobby   | 25.71          | 277          |
| General Office   | 224.48         | 2,416        |
| Conference Suite | 86.13          | 927          |
| Store            | 7.93           | 85           |
| <b>First</b>     |                |              |
| Front Office     | 23.77          | 256          |
| General Office   | 128.45         | 1,383        |
| Side Office      | 35.06          | 377          |
| Rear Office      | 19.83          | 213          |
| <b>Total</b>     | <b>551.37</b>  | <b>5,935</b> |

**Terms**

The property is available freehold, and offers are invited in the region of **£745,000 exclusive** with vacant possession or on a new full repairing and insuring lease for a term to be agreed. Quoting terms are available upon request.

**VAT**

The property is not elected for VAT.

**Business Rates**

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

Description: Office and Premises

Rateable Value: £46,250

Rates Payable 2024/2025: £25,252.50

**EPC**

87D

**Legal Costs**

Each party to bear their own.

**Viewing and further information**

Strictly by appointment with the sole agents:

Arnolds Keys Commercial 01603 216825

Nick O'Leary Tel: 01603 216827

[nick.oleary@arnoldskeys.com](mailto:nick.oleary@arnoldskeys.com)

or

Harry Downing Tel: 01603 216826

[harry.downing@arnoldskeys.com](mailto:harry.downing@arnoldskeys.com)

or

Guy Gowing Tel: 01603 216804

[guy.gowing@arnoldskeys.com](mailto:guy.gowing@arnoldskeys.com)

SUBJECT TO CONTRACT –

GWBG/njr/27366

