

1a Victory Park

Purpose-built Modern Office Building

To Let

109.16m² (1,175 sq ft) – 426m² (4,599 sq ft)



Purpose-Built Modern Office Building

- | Located in A11 tech corridor
- | Modern purpose-built air-conditioned office building
- | Planning for additional space
- | Landscaped grounds with generous parking
- | Constructed in 2017

Arnolds | Keys

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arnoldskeys.com | 01603 216825

25 King Street, Norwich, NR1 1PD.

1a Victory Park

Attleborough

Norfolk NR17 1ZA

TO LET

109.16m² (1,175 sq ft) –
426m² (4,599 sq ft)

1a Victory Park

Attleborough is approximately 12 miles north-east of Thetford, Norwich is located 14 miles to the north-east and Cambridge some 44 miles south-west.

The Market Town of Attleborough has a range of local services and facilities and excellent transport links via the A11 and a direct rail link to Cambridge and onwards to London Kings Cross.

The property forms part of a modern development and is located just 0.8 of a mile from a major intersection with the A11.



1a Victory Park

Purpose-Built Modern Office Building

The subject property is a modern two storey office building of an interesting design. It has been constructed to a high specification with solar shading, full air conditioning, raised floors throughout with a good EPC rating. It is lit by LED lighting and has attractive common facilities including reception, passenger lift and WCs with shower facilities.

The building provides large open plan offices at ground and first floor, along with quality meeting rooms.

Externally the property is within landscaped grounds with generous carparking, providing 55 spaces in total, including 3 disabled spaces and 2 electric car charging points.

Planning consent exists for an additional wing of offering 5,000sqft of additional offices, which could be available under a pre-letting agreement.

Accommodation

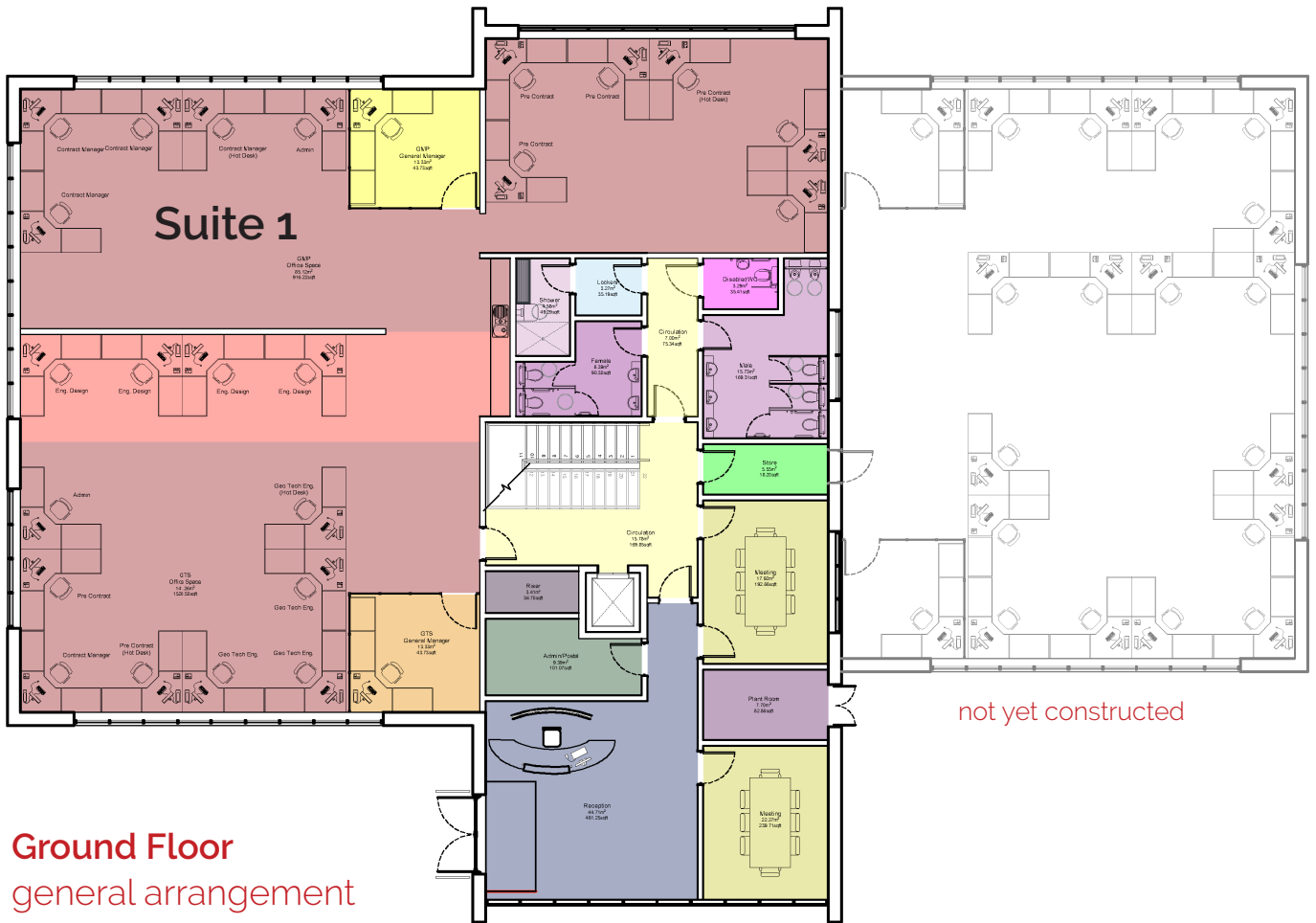
1a Victory Park
Attleborough

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

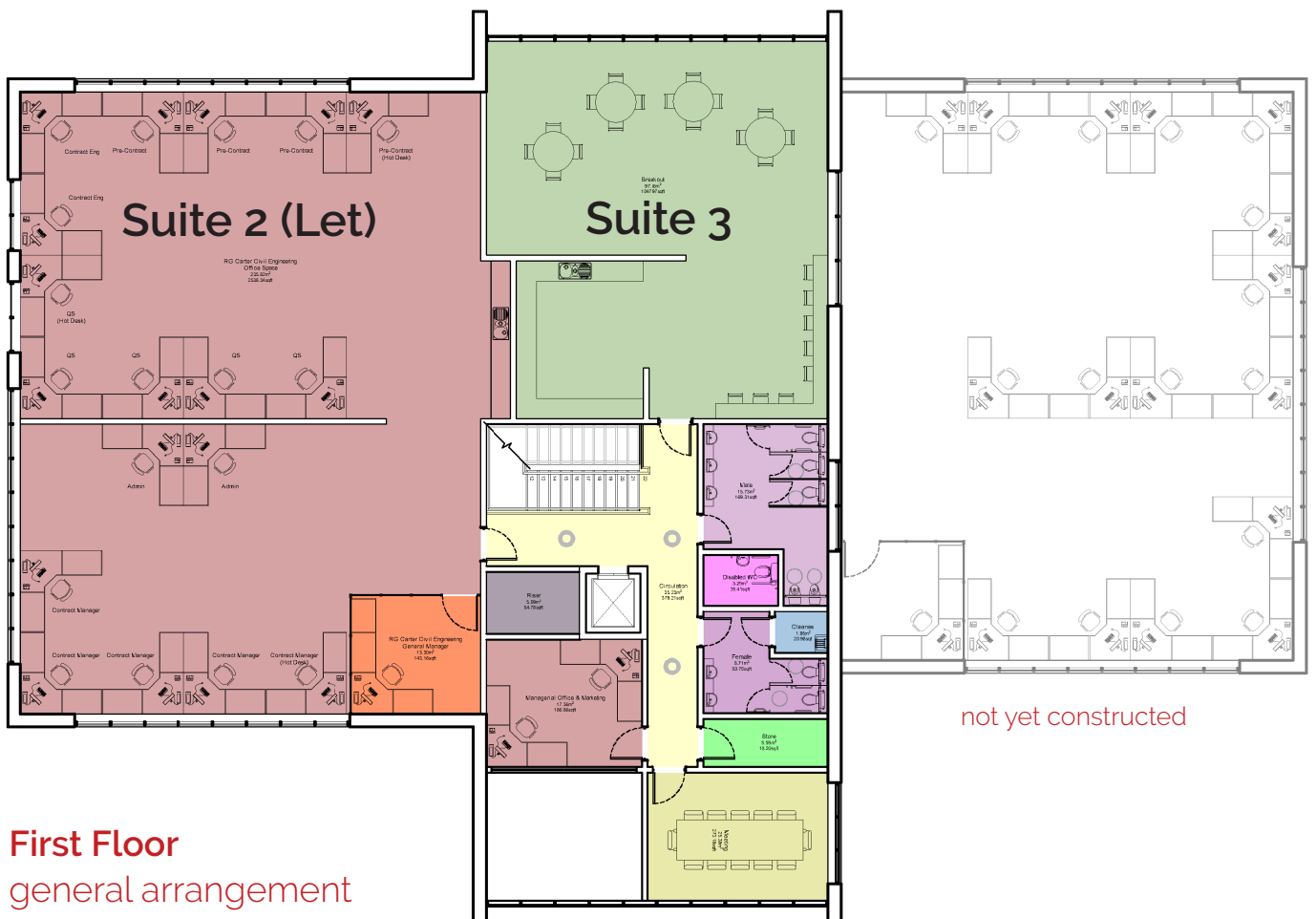
	M ²	SQ FT
Ground Floor		
Suite 1		
Office	253.82	2,732
Office	63.40	682
Total	317.22	3,424
First Floor		
Suite 2		
Let to Stephen Green Associates		
Suite 3	109.16	1,175
Whole Building	426.38	4,599



1a Victory Park, Attleborough



Ground Floor
general arrangement



First Floor
general arrangement

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of £15,00 per Sq ft.

Legal Costs

Each party to bear their own costs.

Business Rates

The property will be re-assessed following occupation, but as a budget only we anticipate the following:

Description: Office and Premises

Rateable Value: £174,000

Rates Payable 2026/2027: £83,520

*Individual office suites to be assessed

VAT

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

EPC

The property has an EPC rating of: B.

Viewing & Further Information

Strictly by appointment with the sole agents:

Arnolds Keys
01603 216825

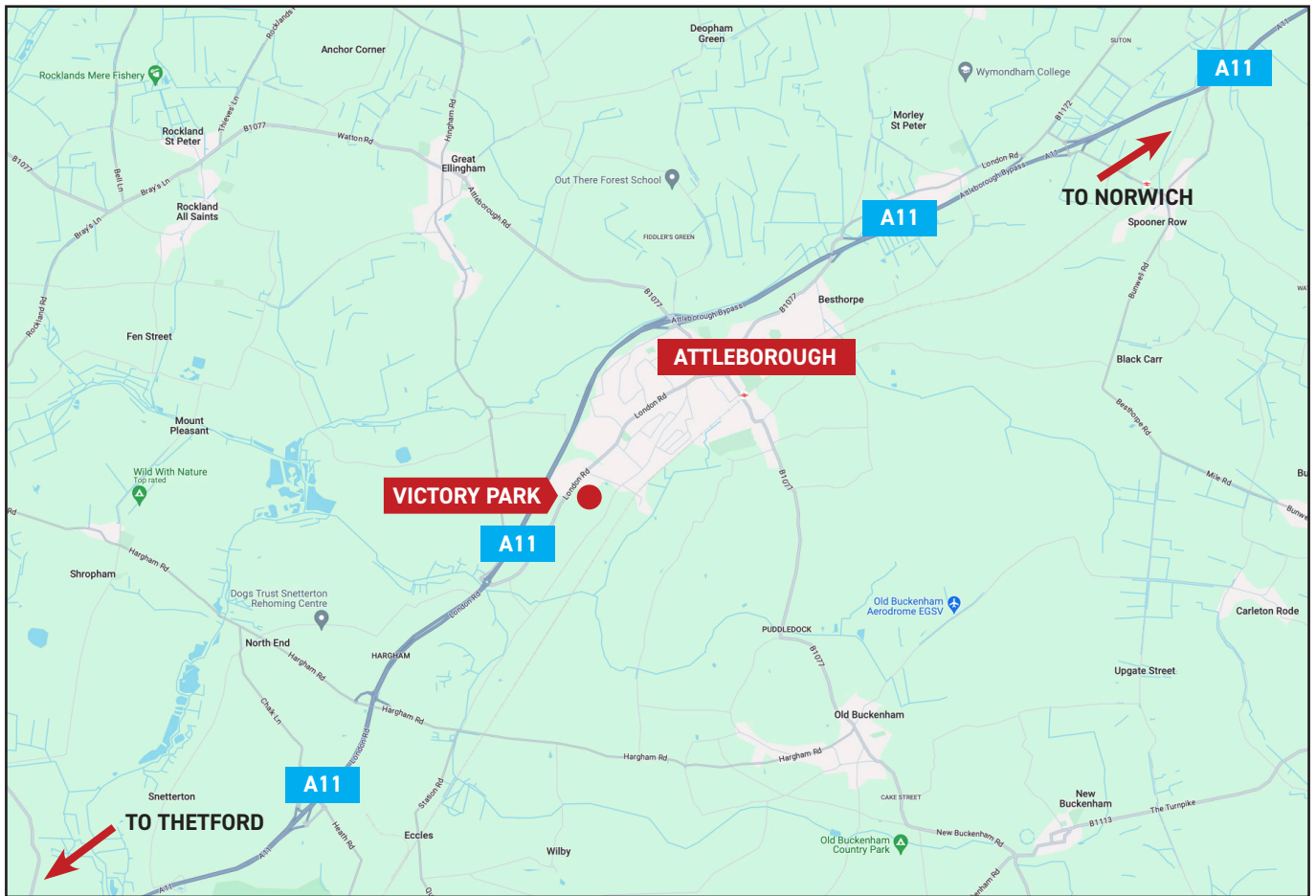
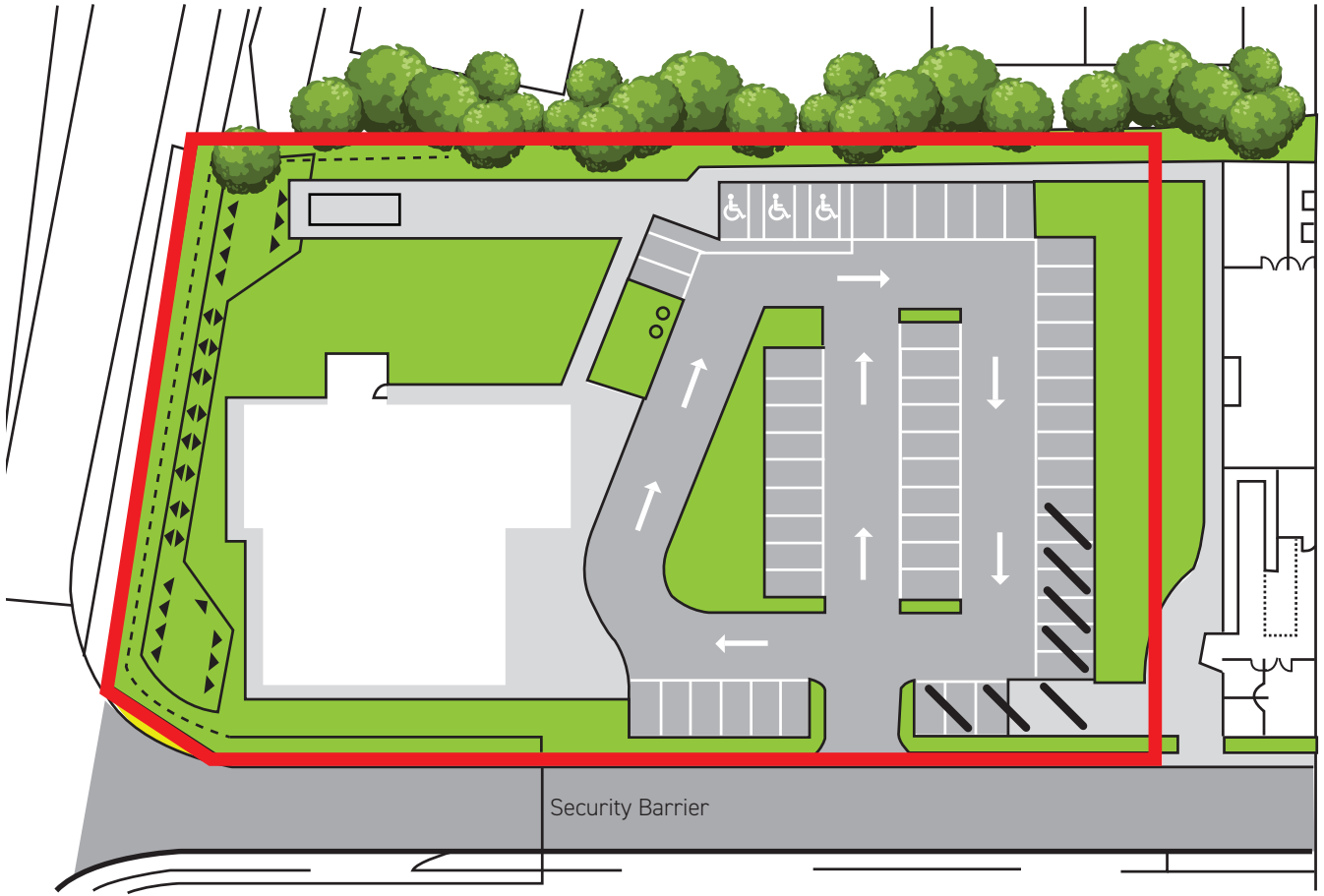
Guy Gowing
guy.gowing@arnoldskeys.com
DDi: 01603 216804

SUBJECT TO CONTRACT



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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.commercialleasecodeew.co.uk. Disclaimer: These particulars do not constitute an offer or contract or any part thereof. The agents do not make or give either in these particulars or during negotiations or otherwise any warranty or representations whatsoever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising there from. All statements are made without responsibility on the part of the agents or the vendors or lessors, and no responsibility is taken for any omission, error or mis-statement. All intending purchasers or tenants must satisfy themselves as to any matter concerning the premises, by inspection, independent advice, or otherwise. All rentals and prices are quoted exclusive of VAT unless confirmed otherwise. June 2024