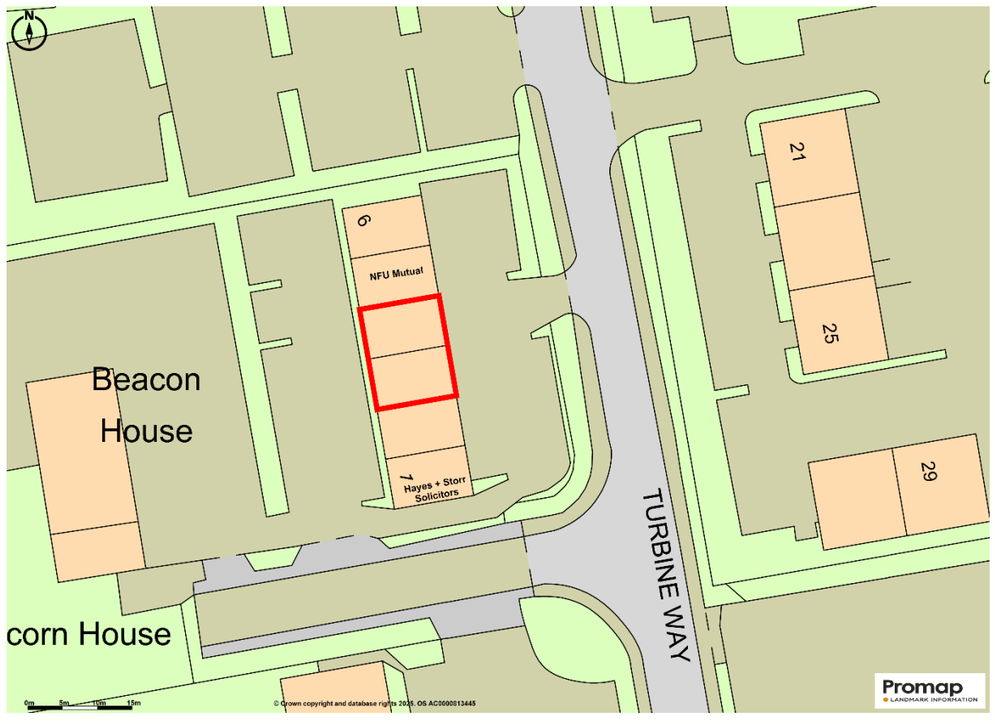
Arnolds | Keys
Trusted Property Experts







Modern Self-Contained Offices
197.05 m² (2,121SqFt)

Office

TO LET

MODERN PURPOSE-BUILT AIR-CONDITIONED OFFICE BUILDING

ATTRACTIVE OPEN-PLAN AND PARTITIONED OFFICES

GOOD ACCESS TO THE TOWN CENTRE AND A47

13 PARKING SPACES

NEARBY AMENITIES INCLUDE: WAITROSE, TESCO, ASDA, COSTA, AND MCDONALDS

AVAILABLE IMMEDIATELY

Ecotech Business Park, Unit 4 and First Floor of Unit 3, Beacon House, Turbine Way, Swaffham, Norfolk, PE37 7XJ

Swaffham is a prosperous market town situated in rural mid Norfolk, approximately twenty-eight miles west of Norwich and sixteen miles east of Kings Lynn, close to the A47 main road.

The property is situated to the north of the town centre, and just a couple of minutes travel from the A47 bypass. The property is therefore very well located for access into Swaffham's thriving town centre, while still being very convenient for staff and visiting clients, with such immediate access off the A47.

Note: Arnolds Keys 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 Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

RICS®

arnoldskeys.com
25 King Street, Norwich, NR1 1PD
01603 620551

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Description

The property is a well-presented, mid-terrace office building, offering ground-floor office space, with additional open-plan accommodation on the first floor.

The ground floor includes a kitchen/staff welfare area, a reception area, and further kitchen facilities on the first floor. The property has been finished to a high standard, with LED lighting and air conditioning throughout.

Accessed via Turbine Way, the property offers 13 car parking spaces in total at both the front and rear. There are also two electric vehicle charging stations, although the charging units still require installation.

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	M²	Sq Ft
Ground floor	55.3	595
First floor	141.75	1,526
Total NIA	**197.05**	**2,121**

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed at an initial rent of **£24,950 per annum.**

Legal Costs

Each party to bear their own costs

VAT

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

Business Rates

To Be Assessed

EPC

The property has an EPC rating of**:**

Unit 3: D
Unit 4: C

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

Rafe Lochore

rafe.lochore@arnoldskeys.com

DDi: 01603 620551

SUBJECT TO CONTRACT - HRD/njr/120

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