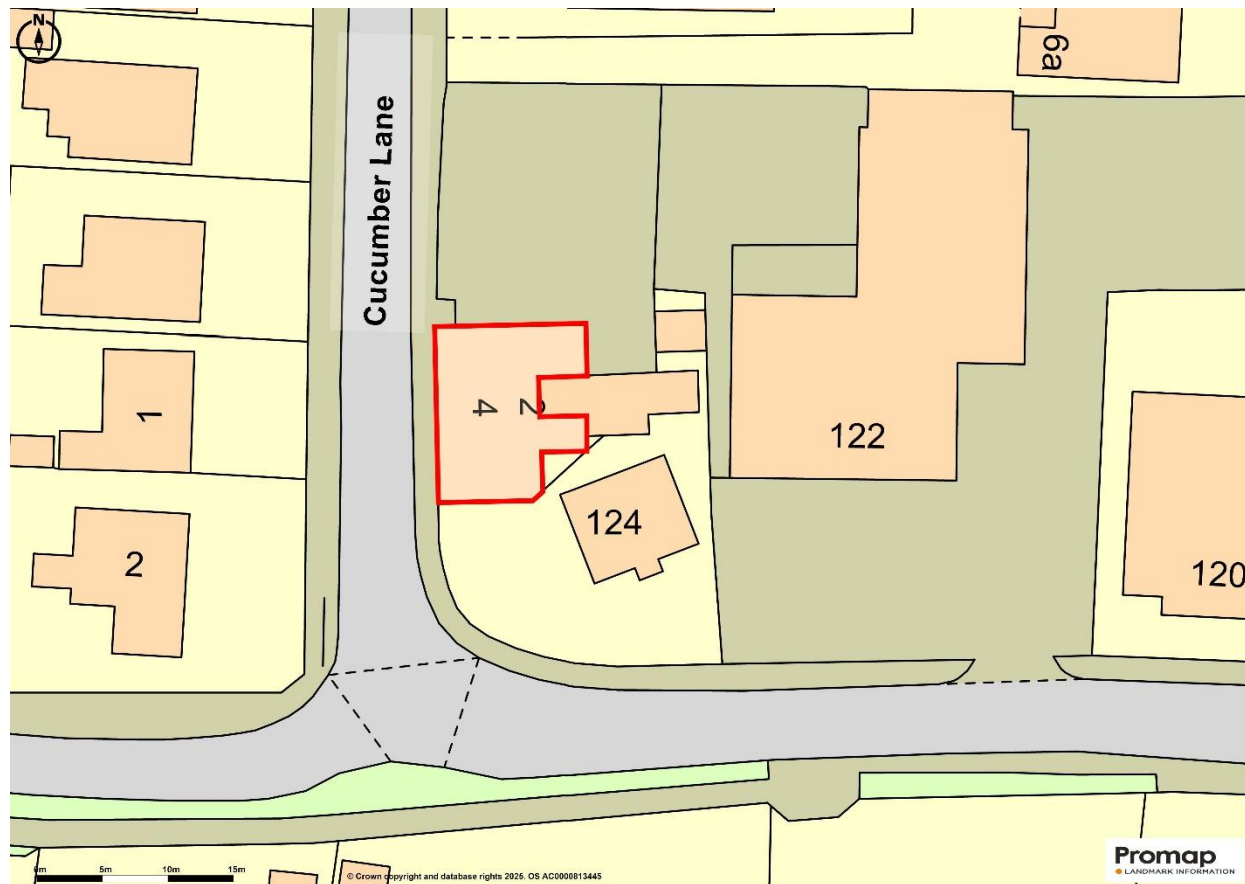


## First Floor Office Premises

59.92 m<sup>2</sup> (645 sqft)

Office

To Let



POPULAR VILLAGE LOCATION

ATTRACTIVE FIRST FLOOR OFFICE

CAR PARKING NEARBY

0.5 MILES FROM A47

OCCUPATION AVAILABLE IMMEDIATELY

AIR CONDITIONED

**First Floor, 2 Cucumber Lane, Brundall, Norwich, NR13 5QY**

The property is located in the centre of Brundall, approximately 6 miles east of Norwich. It benefits from good road and rail connections to Norwich and the wider county via the A47.

Brundall has two train stations, one of which is conveniently for this property.

Nearby occupiers include Co-op Supermarket, Starkings & Watson Estate Agents, Well Pharmacy and The Frock Exchange.

Note: Arnolds Keys for themselves and for the vendors or lessors 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 lessee 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.

### Description

The property comprises a first-floor cellular office suite, featuring plastered and emulsioned walls, carpeted floors, suspended strip lighting, and perimeter trunking.

It includes a small kitchen, male and female WCs, and heating/cooling provided by air conditioning units.

The unit benefits from access to a large, private communal car park.

### Accommodation

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

	M <sup>2</sup>	Sq Ft
Total NIA	59.92	645

### Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£7,250** per annum exclusive.

### Business Rates

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

Description: Offices and Premises

Rateable Value: £7,800

Rates Payable 2026/2027: £3,369.60\*

Occupiers may be eligible for Small Business Rates Relief, subject to their individual circumstances.

### 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 an EPC rating of: B

### Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

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

DDi: 01603 216806

SUBJECT TO CONTRACT - GWBG/njr/120

