

## Self Contained Office Suite 65.12 m<sup>2</sup> (701SqFt)

Office

To Let

ATTRACTIVE PARKLAND LOCATION

CONTEMPORARY, OPEN PLAN MODERN WORK SPACE WITH GOOD NATURAL LIGHT

AMPLE PARKING

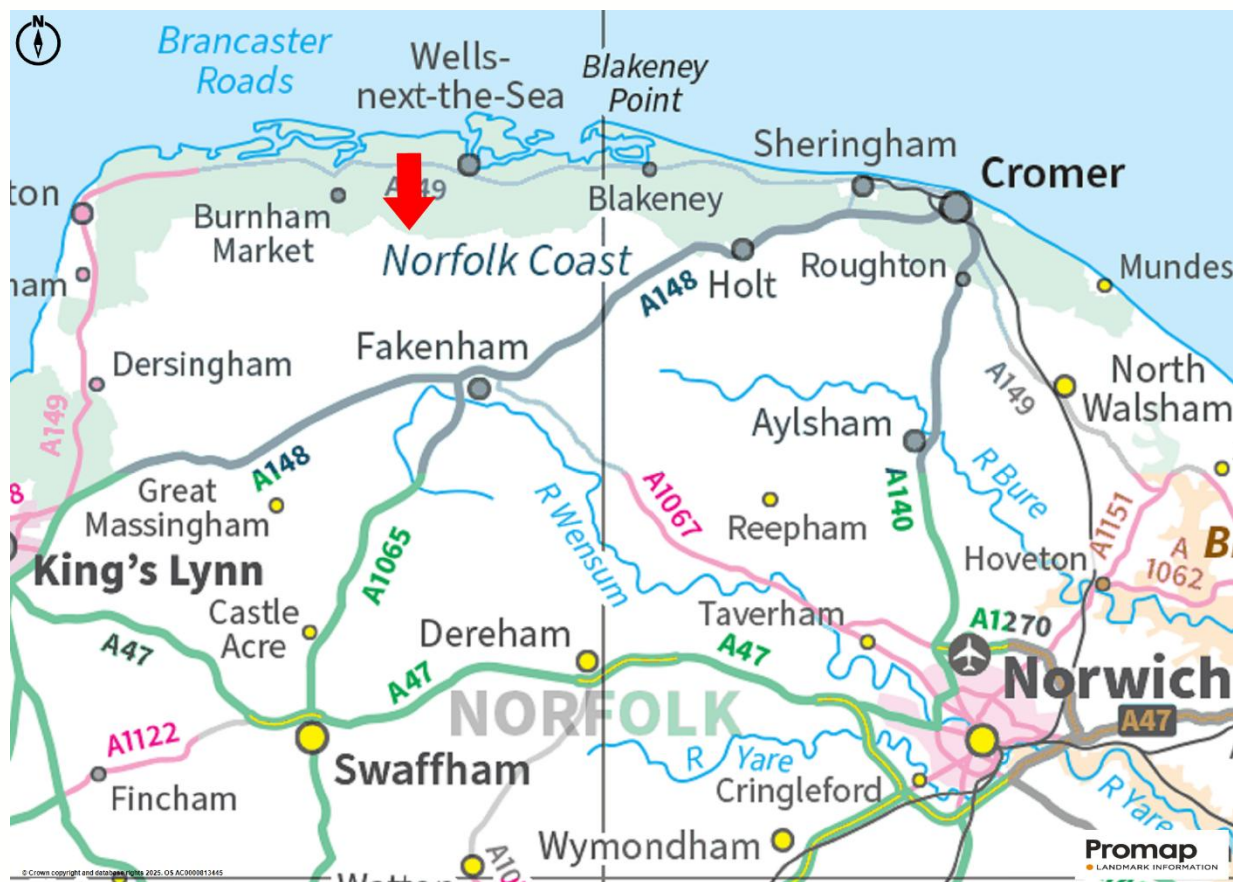
A SHORT DISTANCE FROM HOLKHAM BEACH AND THE VIBRANT VILLAGE OF BURNHAM MARKET

HIGH ENERGY EFFICNCY RATING: A

AVAILABLE JANUARY 2026

**Suite 11, Holkham Studios, Longlands, Holkham Estate, Wells-Next-The-Sea, NR23 1SH**

Holkham Studios are located within the renowned Holkham Estate, approximately two miles west of Wells-next-the-Sea and 12 miles from Fakenham. The site enjoys a tranquil parkland setting with excellent access via the B1105 to the A149 and A148, providing convenient links to Norwich, King's Lynn and the wider North Norfolk coast.



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 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.

### Description

Longlands, in which Suite 11 is situated, comprises former agricultural buildings converted into modern offices in 2015.

The subject premises comprise a high-quality office suite within Holkham Studios, offering modern open-plan office space and benefiting from its own kitchen and WC facilities.

### Accommodation

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

Description	M <sup>2</sup>	Sq Ft
Total NIA	65.12	701

### Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£10,000** per annum exclusive.

A service charge is payable for the maintenance of the common areas. Details are available from the Agents.

### Business Rates

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

Description: Office and Premises

Rateable Value: £11,000

Rates Payable 2026/2027: £4,752

*\*Relief Small Business Rate Relief of up to 100% may be available. <https://www.gov.uk/apply-for-businessraterelief/small-business-rate-relief>*

### 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: A

### Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

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DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr/120

