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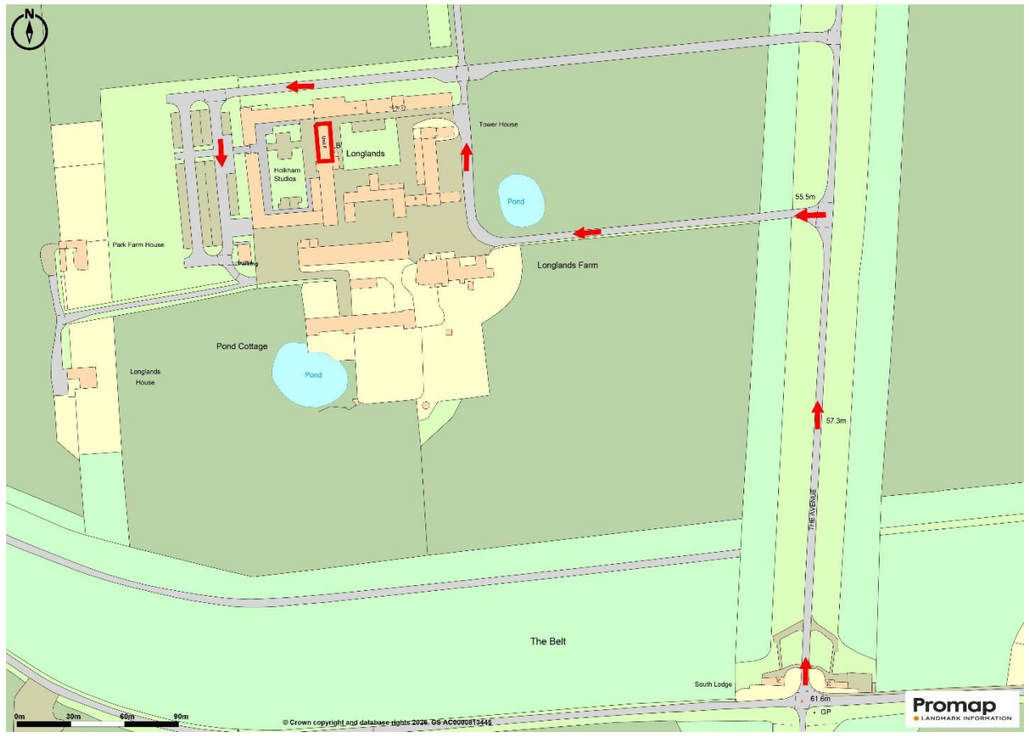

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, 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.

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Attractive Self Contained Open Plan Office Suite

112.98 m² (1,216 SqFt)

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: B

Ground Floor Unit F, Longlands, Wells-next-the-Sea NR23 1RU

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.

RICS

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

Ground Floor Unit F, Longlands, Wells-next-the-Sea, NR23 1RU

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Description

The suite provides attractive ground floor office accommodation within a two-storey building, with direct access from the courtyard via its own private entrance. The accommodation also benefits from dedicated kitchen and WC facilities.

Externally, the courtyard has been landscaped and provides shared amenity space for all tenants. There is also a large car park offering ample parking provision.

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	M²	Sq Ft
Total NIA	112.98	1,216

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed. Price on application.

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: To be confirmed.

Rateable Value: tbc

Rates Payable 2026/2027: tbc

Legal Costs

Each party to bear their own costs.

VAT

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

EPC

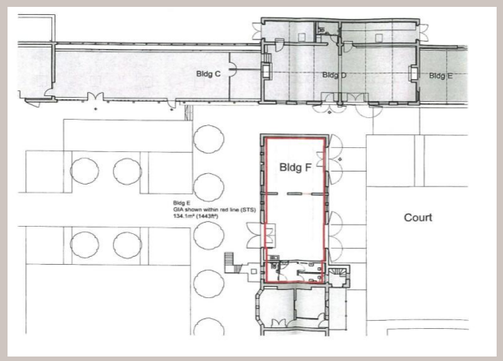
The property has an EPC rating of: B

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing
harry.downing@arnoldskeys.com
DDi: 01603 216806

Rafe Lochore
rafe.lochore@arnoldskeys.com
DDi: 01603 620551

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