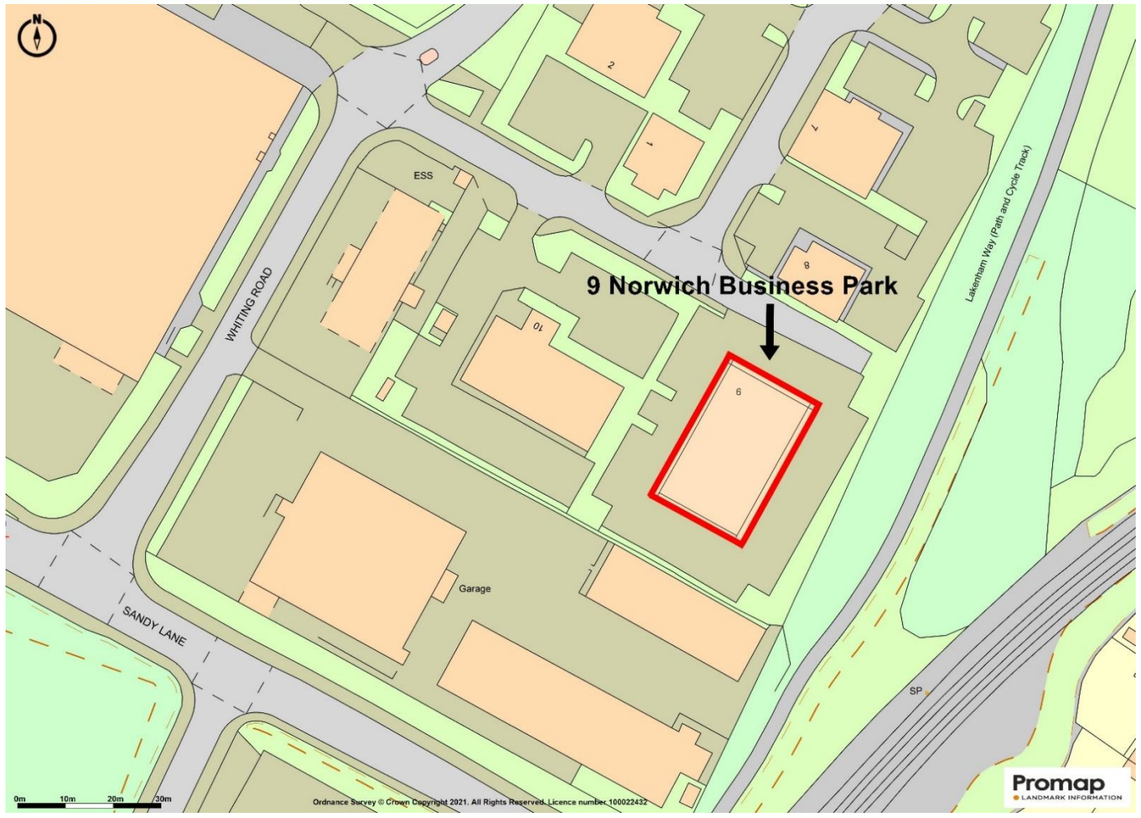
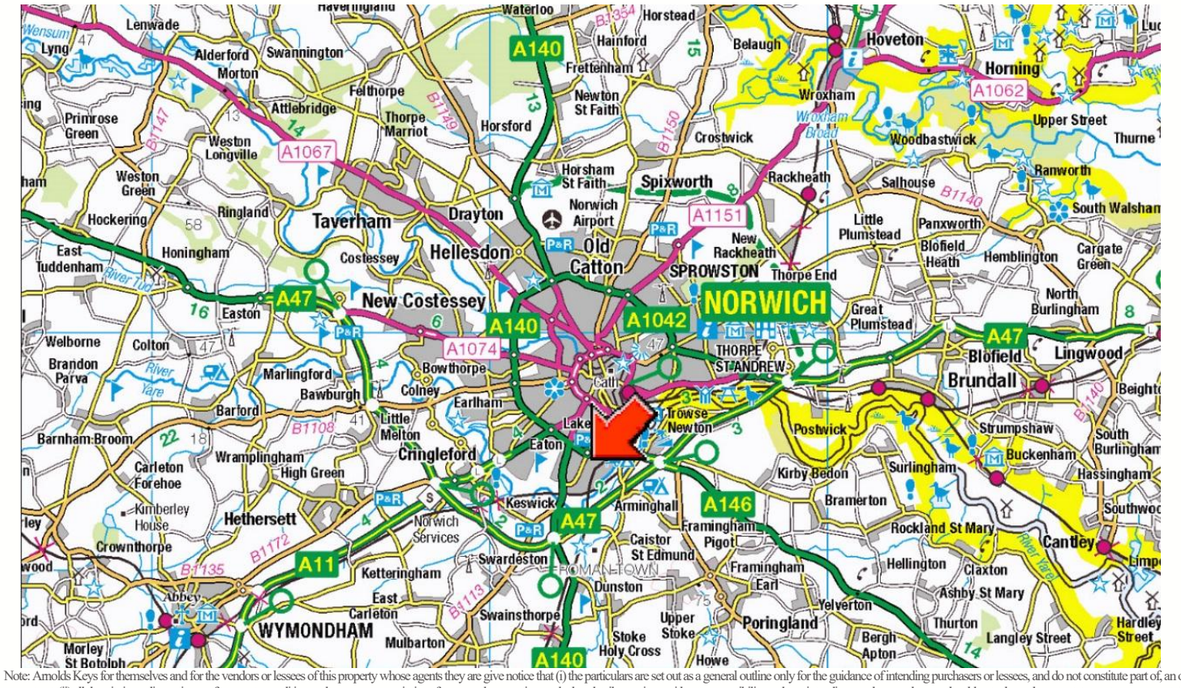
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SPROWSTON
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Postwick
Strumpshaw
Buckenham
Rackheath
Spixworth
Horning
Hoveton
Wroxham
Woodbastwick
Upper Street
Ranworth
South Walsham
Cantley
Langley Street
Hardley Street
Acle
Reedham
Loddon
Chedgrave
Haddiscoe
Beccles
Bungay
Harleston
Diss
Wymondham
Attleborough
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Reepham
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Dereham
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Haverhill
Saffron Walden
Great Dunmow
Stansted Airport
Bishop's Stortford
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Epping
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Billericay
Basildon
Southend-on-Sea
Rochford
Maldon
Chelmsford
Witham
Tiptree
Kelvedon
Coggeshall
Halstead
Sible Hedingham
Castle Hedingham
Earls Colne
Colne Engaine
Great Yeldham
Tollesbury
Mersea Island
Brightlingsea
Wivenhoe
Frinton-on-Sea
Walton-on-the-Naze
Thorpe-le-Soken
Clacton-on-Sea
Jaywick
Holland-on-Sea
Great Holland
Little Clacton
Weeley
Elmstead Market
Alresford
Ardleigh
Colchester
Wivenhoe
Brightlingsea
Tollesbury
Mersea Island
Maldon
Burnham-on-Crouch
Southminster
Althorne
Canvey Island
Benfleet
Hadleigh
Leigh-on-Sea
Westcliff-on-Sea
Southend-on-Sea
Shoeburyness
Thorpe Bay
Rochford
Hullbridge
Hockley
Rayleigh
Wickford
Billericay
Brentwood
Ingatestone
Chelmsford
Great Baddow
Danbury

Suite 3B, 9 Norwich Business Park, Whiting Road, Norwich NR4 6DJ

Description

The suite is located on the first floor, accessed through a well-lit communal entrance lobby with a generous and spacious staircase leading to the first floor. WC facilities are provided in the common parts. With a kitchen facility within the demise.

The specification is as follows:

- Carpet on raised floor
- Suspended ceilings
- Air conditioning
- Aluminium double glazed opening windows
- kitchenette facilities
- Lift access

Externally the property provides a generous car park and 10 spaces will be allocated with the suite

Accommodation

We have measured the property in accordance with the International Code of Measuring Practice and calculate the following approximate floor area measured to IPMS 3.

Unit	*M²*	*Sq Ft*
Suite 3B	172.6	1,858

Terms

The property is available on new internal repairing and insuring leases, for a term to be agreed, at an initial rent of: **£23,225 pa exclusive – including 10 parking spaces**

Service Charges are available upon application.

Business Rates

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

Suite 3B
Description: Office and Premises
Rateable Value: £21,500
Rates Payable 2026/2027: £9,288

Legal Costs

Each party to bear its own legal costs.

VAT

VAT is currently payable and will be charge in line with current legislation.

EPC

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys Commercial 01603 216825

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

Rafe Lochore
Rafe.lochore@arnoldskeys.com
Tel: 01603 216825

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