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FLEXIBLE LEASE TERMS FROM 12 MONTHS



Modern Open Plan Office Suites  
33.07 to 44.3 m<sup>2</sup> (356 to 477sq ft)

Office

To Let

FIRST FLOOR OFFICE SUITES  
ESTABLISHED BUSINESS  
PARK LOCATION

QUALITY BUILDING  
GENEROUS CAR PARKING  
EXCELLENT NEARBY  
AMENITIES INCLUDING:

ALDI, HOMEBASE, HUGHES,  
ASDA, THE GYM GROUP,  
COSTA, SHOE MAKERS PUB.

9 Norwich Business Park, Whiting Road, Norwich  
NR4 6DJ

The subject premises forms part of the first floor of a multi-let office building situated on the popular Norwich Business Park on Whiting Road. Whiting Road is situated just off Hall Road, approximately one mile south of Norwich city centre giving excellent access to the ring road and the Norwich Southern Bypass (A47).

The estate is popular with a number of well known occupiers including Epos Now, Ingleton Wood, Spa Medica, and Clearwater. The park is adjacent to the Hall Road Retail Park which is home to Homebase, Aldi and Asda which includes Costa Coffee and Greggs Bakers, and The Gym Group.



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



Description

The available suites are located on the first floor within a modern, multi-let office building and can be linked together, if required. The offices are accessed through a well-lit communal entrance lobby with a generous and spacious staircase leading to the first floor. WC and kitchen facilities are provided in the common parts.

The specification is as follows:

- High quality carpeting on raised floors
- Suspended ceilings
- Central heating (Suites 3A and 4A)
- Air conditioning (Suite 4C)
- Aluminium double glazed opening windows
- Communal kitchenette facilities
- Lift

Externally the property provides a generous car park and 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	Sq M	Sq Ft
Suite 4A	33.1	356
Including 2 parking spaces		
Suite 4C	44.3	477
Including 2 parking spaces		
<del>Suite 3A*</del>	<del>105.5</del>	<del>1,136</del>
<del>Including 6 parking spaces</del>		

\* Under Offer

Terms

The properties are available on new internal repairing and insuring leases, for a term to be agreed, at an initial rent of:-

Suite 4A - £4,450 pa exclusive  
Suite 4C - £6,000 pa exclusive  
~~Suite 3A - £14,200 pa exclusive~~

Service Charges are available upon application.

Business Rates

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

Suites 4A  
Description: Office and Premises  
Rateable Value: TBA  
Rates Payable 2024/2025: TBA\*

Suite 4C  
Description: Office and Premises  
Rateable Value: £4,900  
Rates Payable 2024/2025: £2,445.10\*

~~Suite 3A~~  
~~Description: Office and Premises~~  
~~Rateable Value: £10,500~~  
~~Rates Payable 2024/2025: £5,239.50\*~~

\*Small Business Rate Relief may be applicable  
<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

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: C

Viewing and further information

Strictly by appointment with the sole agents:

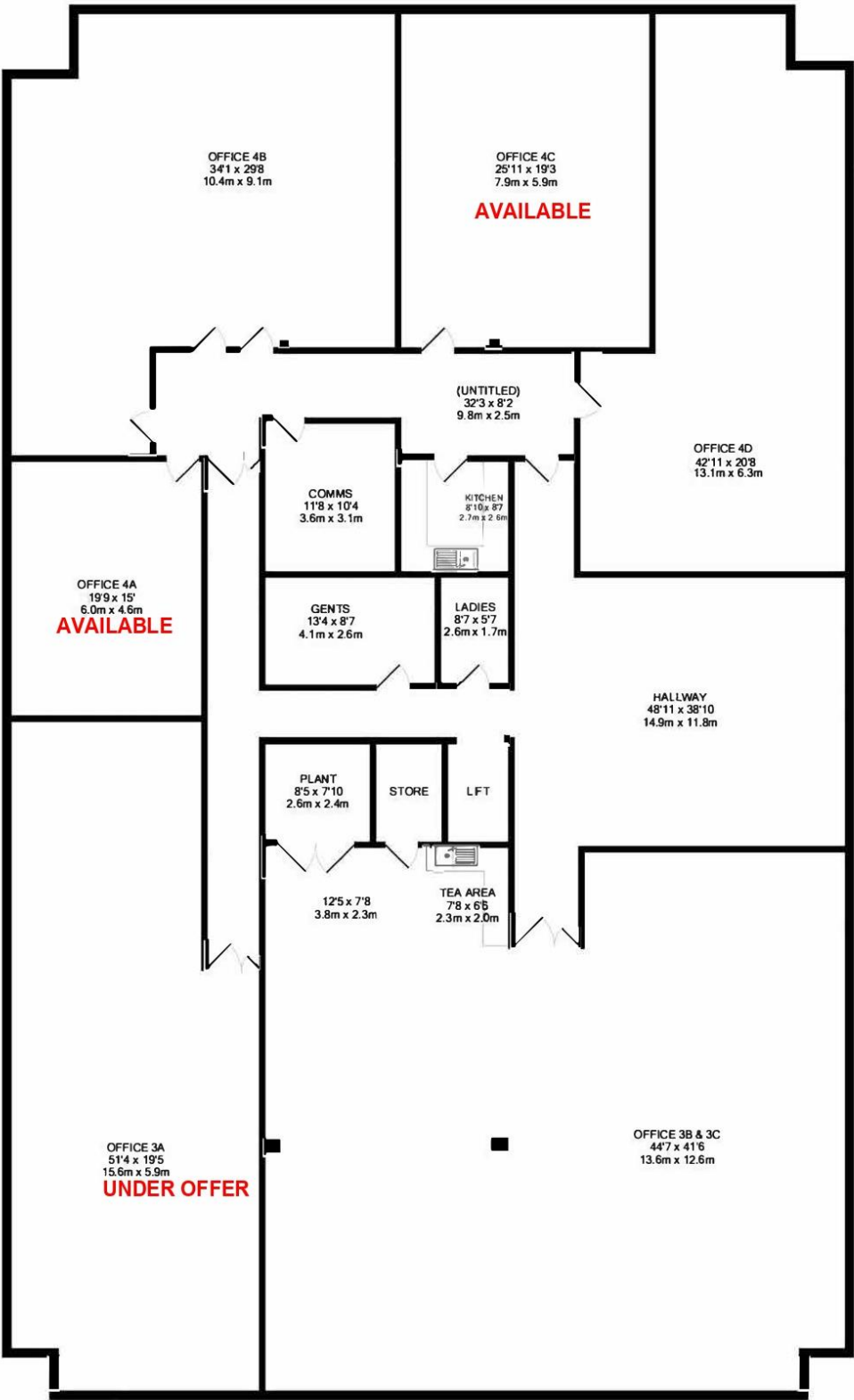
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[harry.downing@arnoldskeys.com](mailto:harry.downing@arnoldskeys.com)

SUBJECT TO CONTRACT



TOTAL APPROX. FLOOR AREA 6659 SQ.FT. (618.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misalignment. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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