



**Substantial Office Building with Car Parking**  
207 / 344 / 551m<sup>2</sup> (2,230 / 3,705 / 5,935 sq ft)

Office

For Sale / To Let

AVAILABLE FOR SALE AS A  
WHOLE OR TO LET IN PART

ATTRACTIVE OFFICE  
BUILDING IN LANDSCAPED  
GROUNDS ADJOINING  
BOWTHORPE HALL

GOOD QUALITY OFFICES

GENEROUS CAR PARKING

ADJACENT TO BOWTHORPE  
MAIN CENTRE

**Cotman House, Bowthorpe Hall, Norwich NR5 9AD**

The property is situated in Bowthorpe, an attractive and expanding suburb approximately 3 miles west of Norwich City Centre. It has a full range of local facilities in the adjacent Bowthorpe main centre which is anchored by Roy's Supermarket with a range of other local facilities. It is also close to the Bowthorpe Employment Area.

The subject property is a modern wing of the period listed Bowthorpe Hall. It appears to have been constructed in the early 1990s and arranged over two storeys.

**Description**

The building is situated within attractive landscaped grounds with an access way maintained by the freeholder of Bowthorpe Hall.

Access to the building is through a self-contained reception and entrance which leads to a ground floor open plan office fitted to a good standard and is centrally heated, lit by Cat II lighting and is partially divided by low level partitioning.

There is a further wing used as a conference suite which includes a large meeting area with adjacent staff room facilities and separate WCs.

At first floor level is a predominantly open plan office which has been partitioned on one side to create a number of small individual offices and three smaller areas suitable for meetings or shared work spaces. A lift serves both floors.

Externally, there is a gravel car park providing car parking for over 20 cars.

**Accommodation**

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

| Description  | M <sup>2</sup> | Sq Ft        |
|--------------|----------------|--------------|
| Ground Floor | 344.25         | 3,705        |
| First Floor  | 207.11         | 2,229        |
| <b>Total</b> | <b>551.36</b>  | <b>5,934</b> |

**Terms**

Freehold: The property is available freehold and offers are invited in the region of **£745,000** with vacant possession.

Leasehold: For a term of 3/5/10 years as a whole or by floor, at a rent of **£12.50 psf**.

**VAT**

The property is not elected for VAT.

**Business Rates**

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

Description: Office and Premises

Rateable Value: £46,250

Rates Payable 2024/2025: £23,078.75

**EPC**

87D

**Legal Costs**

Each party to bear their own.

**Viewing and further information**

Strictly by appointment with the sole agents:

Arnolds Keys Commercial 01603 216825

Nick O'Leary Tel: 01603 216827  
[nick.oleary@arnoldskeys.com](mailto:nick.oleary@arnoldskeys.com)

or  
Harry Downing Tel: 01603 216826

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

or  
Guy Gowing Tel: 01603 216804  
[guy.gowing@arnoldskeys.com](mailto:guy.gowing@arnoldskeys.com)

SUBJECT TO CONTRACT –  
GWBG/njr/27366

