# Arnolds | Keys

Trusted Property Experts





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## **2nd Floor Office Suite** 318.09 sq m (3,424 sq ft)

**OPEN PLAN WITH PARTITIONED GLAZED MEETING ROOMS/OFFICES** 

**AIR CONDITIONING** 

**GENEROUS ON-SITE CAR PARKING (17 SPACES)** 

**PROMINENTLY SITUATED AT ENTRANCE TO NORWICH BUSINESS PARK** 

**CLOSE TO HALL ROAD RETAIL PARK** 



## 2nd Floor, Whiting House, Whiting Road, Norwich, Norfolk NR4 6DJ

Whiting Road is located just off Hall Road near Norwich Business Park and Hall Road Retail Park, to the south of the City centre. It is a short distance from the A146 outer ring road and the A47 Southern Bypass. The property is situated on the eastern side of Whiting Road.

Office

To Let

Nearby developments include the White Lodge Business Estate, Norwich Business Park, and Hall Road Retail Park. Other nearby occupiers include Steeles, Virgin Money, Homebase and Norfolk Chamber of Commerce.



## 2nd Floor, Whiting House, Whiting Road, Norwich, Norfolk NR4 6DJ

#### **Description**

The 2nd Floor is arranged in open plan format with partitioned offices/meeting rooms and benefits from carpet floor tiles, a raised access floor with floor boxes, suspended ceiling with LG3 lighting, air conditioning, window blinds, male & female WCs and a kitchen and break-out area. An entry phone system provides access to visitors to the building. The first-floor communal area has seats and tables.

There are 17 car spaces allocated to the 2nd floor.

#### 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	m²	sq ft
2nd Floor Office	318.12	3,424

#### Terms

The property is available on a new effective full repairing and insuring lease, for a term to be agreed, at an initial rent of £42,000 per annum exclusive.

#### **Business Rates**

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

Description: Office and Premises

Rateable Value: £27,250

Rates Payable 2023/2024: £13,597.75

#### 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: C

#### Viewing and further information

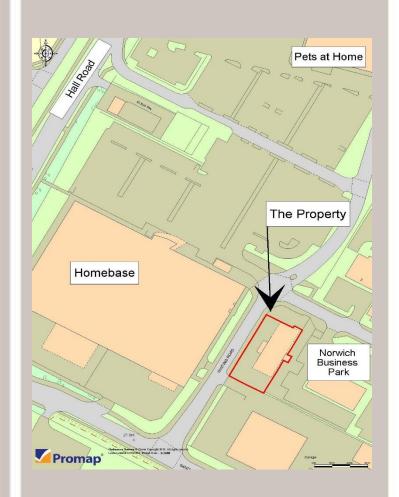
Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Nick O'Leary nick.oleary@arnoldskeys.com DDi: 01603 216827

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#### SUBJECT TO CONTRACT - HRD/njr/28146/120



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