



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

Office

To Let

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.

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.



### 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	m <sup>2</sup>	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**

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SUBJECT TO CONTRACT - HRD/njr/28146/120

