



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, HOMEBASE,  
ALDI AND ALDISS

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 Business 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.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



Description

The 2nd Floor is well presented and 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 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 2025/2026:£13,597.75

\*The car spaces are separately assessed.

Legal Costs

The ingoing tenant will be responsible for both parties' reasonably incurred legal fees

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

