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**2nd Floor Office Suite**  
318.09 m<sup>2</sup> (3,424 sq ft) – TO LET  
619 m<sup>2</sup> (6,663 sqft) – FOR SALE

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.



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 – To Let
Total	619	6,663 – For Sale

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**.

**Freehold** – The landlords would consider an offer for the freehold with the attraction of rental income from an existing long-term tenant on the first floor, providing both an investment opportunity and office accommodation for the purchaser.

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:

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SUBJECT TO CONTRACT - HRD/njr/28146/120

