



Modern Office Suite with Meeting Rooms. 70.79 SqM (762SqFt)

Office

To Let

AIR CONDITIONED FIRST
FLOOR OFFICE

TWO GLAZED PARTITION
MEETING ROOMS

ESTABLISHED BUSINESS
PARK LOCATION

QUALITY BUILDING

GENEROUS CAR PARKING

NEARBY AMENITIES
INCLUDING HALL ROAD
RETAIL PARK

Suite 4D, 9 Norwich Business Park, Whiting Road, Norwich, Norfolk NR4 6DJ

The subject premises forms part of the first floor of a multi-let office building situated on the popular Norwich Business Park on Whiting Road. Whiting Road is situated just off Hall Road, approximately one mile south of Norwich city centre giving excellent access to the ring road and the Norwich Southern Bypass (A47).

The estate is popular with a number of well known occupiers including Epos Now and Tribal IT. The park is adjacent to the Hall Road Retail Park which is home to Homebase, Aldi and Asda which includes Costa Coffee and Greggs Bakers

Location and Description

The suite is located on the first floor within a modern, multi-let office building. The office is accessed through a well-lit communal entrance lobby with a generous and spacious staircase leading to the first floor. WC and kitchen facilities are provided in the common parts.

The specification is as follows:

- Air conditioning
- High quality carpeting on raised floors
- Suspended ceilings
- Central heating
- Aluminium double glazed opening windows
- Communal kitchenette facilities
- Lift

Externally the property provides a generous car park and spaces will be allocated with the suite.

Accommodation

We have measured the property in accordance with the International Code of Measuring Practice and calculate the following approximate floor area measured to IPMS 3.

	M ²	SqFt
Suite 4d	70.79	762
Including 4 parking spaces		
Total	70.79	762

Terms

The property is available on a new internal repairing and insuring lease, for a term to be agreed, at an initial rent of **£9,525 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: £6,400

Rates Payable 2023/2024: £3,193.60*

Legal Costs

Each party to bear their own costs

VAT

VAT is currently payable and will be charge in line with current legislation.

Energy Performance Certificate

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 - NOL/njr/27371/120



