

Self Contained Office Building 375.18 m² (4,038 SqFt)

Office

To Let

**PROMINENT PURPOSE-BUILT
OFFICE BUILDING**

**CENTRAL CROMER
LOCATION**

**GOOD QUALITY
ACCOMMODATION**

17 CAR PARKING SPACES

**5-MINUTE WALK TO CROMER
RAILWAY STATION**

**ENERGY PERFORMANCE
RATING:- C**

**Bullen House, Central Road, Cromer, Norfolk NR27
9BW**

Cromer is located 23 miles north of Norwich on the North Norfolk Coast and is a busy seaside town popular with tourists. It is also the administrative base of North Norfolk District Council.

The subject property is located on Central Road a short walk from the town centre.

Description

The subject property comprises a two-storey office building available as a whole, benefitting from nine separate offices, a large reception and a boardroom.

The accommodation is of modern construction and in good decorative order with floor tiles, plastered and emulsioned walls, wall mounted radiators under a suspended ceiling with CAT2 lighting. The offices also benefit from male and female WC facilities to both the ground and first floor, and there is also a fitted kitchen/staff area on the first floor.

There are 17 car parking spaces available on site.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor area:

Description	m ²	Sq ft
Ground Floor	194.94	2,098
First Floor	180.24	1,940
Total	375.18	4,038

Terms

The property is available to lease on a new full repairing and insuring basis, for a term to be agreed, at an initial rent of **£38,500** per annum exclusive.

Business Rates

To be assessed. Please contact the agent for further information.

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

Rating: C

Viewing and further information

Strictly by appointment with the sole agent: Arnolds Keys Commercial Tel: **01603 216825**

Harry Downing

Tel: 01603 216806

harry.downing@arnoldskeys.com

Nick O'Leary

Tel: 01603 216827

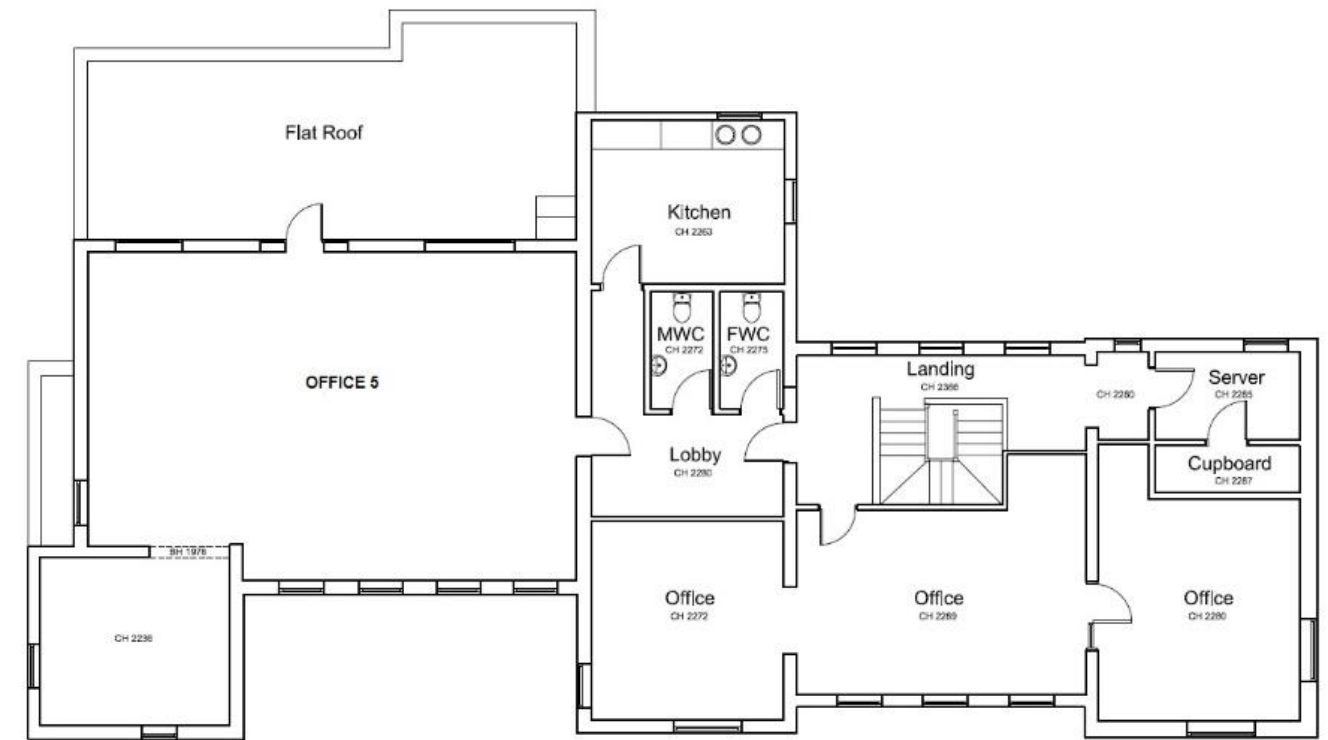
nick.oleary@arnoldskeys.com



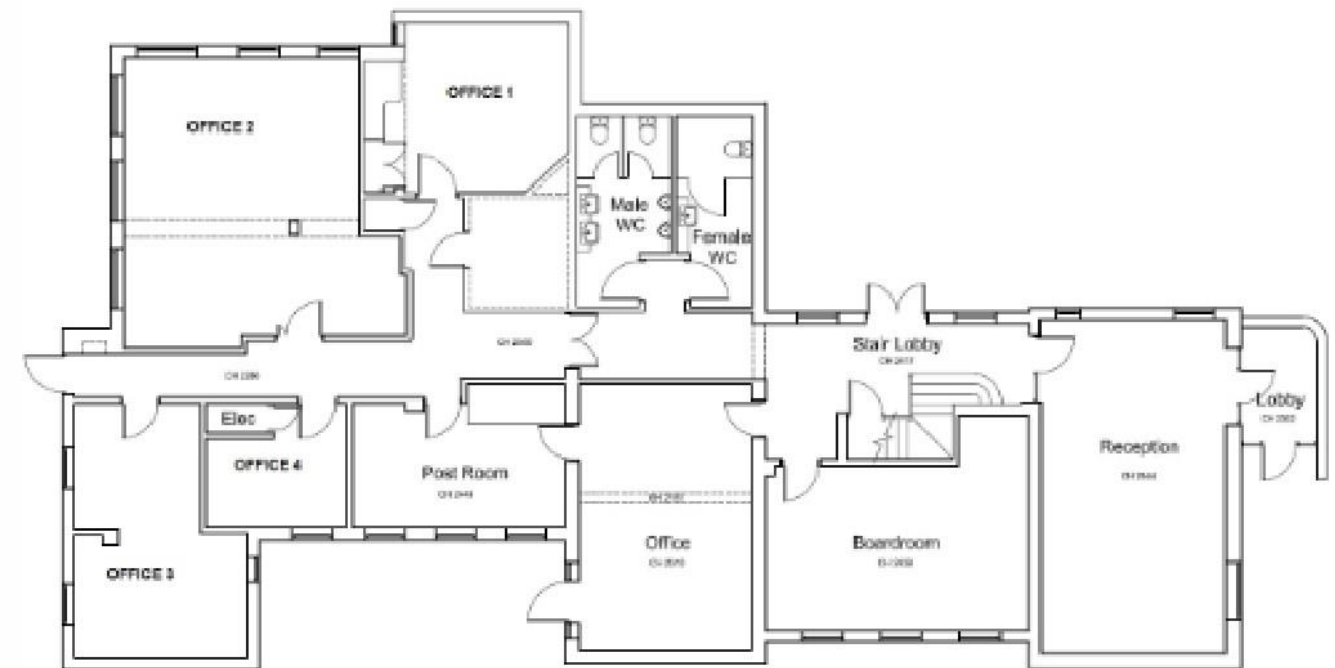
Office 6



Boardroom



FIRST FLOOR



GROUND FLOOR