



## Modern High Specification Office Building 450.01m<sup>2</sup> (4,844 sq ft)

Office

To Let

HIGH SPECIFICATION AIR-CONDITIONED OFFICES

ONSITE STAFF RESTAURANT

AMPLE ON-SITE CAR PARKING

ATTRACTIVE DOUBLE HEIGHT OFFICE SPACE

CLOSE TO THE A47 AND 9.5 MILES WEST OF NORWICH

PEACEFUL RURAL LOCATION

The AF Group Limited Building, Honingham Thorpe, Colton, Norwich, Norfolk NR9 5BZ

Honingham Thorpe is situated to the north of the village of Colton. Colton is a village approximately 9.5 miles west of Norwich city centre with good transport links to the A47 and Southern Bypass. The property is accessed via a shared private driveway from Norwich Road at the edge of the village of Colton.

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 property comprises a detached and attractive single-storey office building with part timber cladding.

Internally, the property provides modern, attractive and well-specified open plan office space which is predominantly carpeted with a full access raised floor and floor boxes, air-conditioning, a suspended tiled ceiling to part, LED lighting, and a central double height section with windows at high level providing additional light to the centre of the office floor. There are separate male, female and disabled WCs and kitchen, plus a staff restaurant.

There is ample on site car parking.

### 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
Offices	449.99	4,844

### Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, quoting terms are available on request.

### Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Office and Premises

Rateable Value: To be assessed.

Rates Payable 2023/2024: To be assessed.

### 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: TBC

### Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

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SUBJECT TO CONTRACT - NOL/njr/120

