



AMSTERDAM PLACE

AMSTERDAM WAY, NORWICH, NR6 6JA

For Sale/To Let



HIGHLIGHTS

- Modern Air-conditioned Offices
- 31,800 sq ft (2,950 sq m)
- Adjacent to Norwich Airport and within a short drive of the A1270 (Northern Distributer Road)
- Predominantly open plan space with some separate offices
- 136 on-site car parking spaces (1 space: 234 sq ft)
- Potential for alternative uses, subject to planning



LOCATION

Amsterdam Place is situated to the north of Norwich, adjacent to Norwich Airport. Accessed via Amsterdam Way, the main access road to the airport, the A140 Cromer Road is 1/3 mile to the west where access is provided to the outer ring road 1 mile to the south, and the A1270 (Broadland Northway) 1 mile to the north. Broadland Northway has enhanced communication transport links to the A47 on the east side of the City and via the A11 to London to the south and The Midlands.

Norwich International Business Park is situated just to the south-west of the property. Amenities close by include a Holiday Inn and Premier Inn hotel, a McDonalds drive thru, a Greggs and Tesco Express at the junction of Fifers Land and Cromer Road.



DESCRIPTION

Amsterdam Place comprises a stand-alone, two-storey office building with a distinctive split level curved roof either side of a central atrium. It also benefits from a good-sized car park.

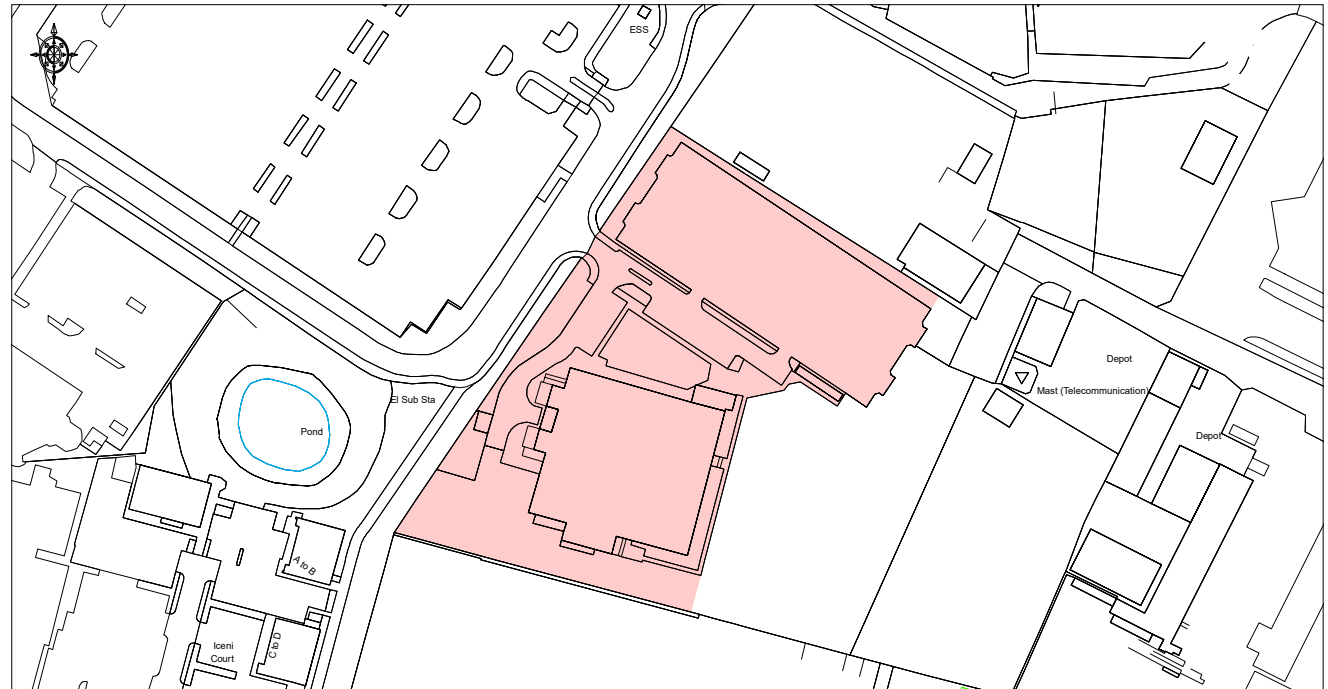
The building is of steel frame construction with brickwork, blockwork and glazed external finishes. Internally, there are large clear span office areas on each floor. There is a full height central atrium and at the front, there are smaller more conventional offices over the two floors, which provide a number of meeting rooms and separate office areas.

The specification includes:

- Air-conditioning
- Raised floors
- Triple-glazing
- Hanging strip lighting to the main offices
- Passenger lift
- Carpeting throughout
- Gas fired central heating with radiators to the front offices
- Suspended ceilings with recessed lighting to the front offices

There are male and female WCs within the main core at the eastern end of the building.

The property has potential for refurbishment, or redevelopment.



The following net lettable areas are provided:

FLOOR	SQ FT
Ground	
Offices	13,790
Reception/Ancillary	2,126
Sub Total	15,952
First	
Offices	12,526
Ancillary	3,322
Sub Total	15,848
TOTAL NET FLOOR AREA	31,800

There are also 136 on-site car parking spaces, the majority of which are contained within a security barrier. This represents a ratio of one space to 234 sq ft.





RATEABLE VALUE

According to the gov.uk website, from 1 April 2023 the property will have a rateable value of £332,500.

SERVICES

It is understood that the property is connected to mains electricity, gas, water, and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

PLANNING

Planning permission has previously been granted for office use (Class B1a). This use now falls under Class E of the Town and Country Planning (Use Classes) Order 1987, as amended.

EPC

D:79

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

IMPORTANT

The services, fixtures, fittings, appliances and other items of

equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

VAT

The property has been opted for tax and as such VAT will be applicable on the rent and outgoing costs.

TERMS

The property is offered either for sale freehold with vacant possession, or on a new FRI lease for a term to be agreed. Price and rent upon application.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the joint sole agents:

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Designed and Produced by Savills Marketing: March 2023 | S202302_149