



**SUITE 8 WENSUM MOUNT BUSINESS CENTRE, Low Road, Hellesdon, Norwich, NR6 5AQ**  
**BARN CONVERSION OFFICE SUITE**

- Attractive office suite
  - Picturesque rural setting
  - Generous parking provisions
- Close to outer ring road

**Katie Bates**  
Brown&Co Norwich  
01603 629871  
Katie.bates@brown-co.com

**TO LET £9,500 | 66.5 sq m (716 sq ft)**

**BROWN & CO**

Property and Business Consultants  
[brown-co.com](http://brown-co.com)



## Location

The Wensum Mount Business Centre is situated on Low Road, which runs parallel with Drayton High Road. It is approximately 4 miles north west of Norwich city centre.

The property is situated within Wensum Mount Business Centre, a multi-tenanted business park comprising 10 office suites within several converted barns. Other occupiers include Gifts to Remember Ltd, Courtiers Wealth Management and VMIT Limited

## Description

Available within Wensum Mount Business Centre is suite 8, which is located on the first floor and benefits from lift access. It comprises an open plan office and one meeting room.

There are communal WC and kitchen facilities and there is ample parking onsite.

## Accommodation

The property provides the following gross IPMS 3 floor area.

Description	sq m	sq ft
Suite 8	66.5	716

## Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Suite 8	Offices and Premises
Rateable Value	£8,000
Rates payable for 2024/2025	£3,992

## Service Charge

A service charge will be levied in relation to repair, cleaning and maintenance of the communal areas. The service charge budget for the current year is £4,303 per annum exclusive for suite 8.

## Tenure

The Property available to let on a new full repairing and insuring lease for a term of years to be agreed at a quoting rent of **£9,500 per annum exclusive for Suite 8.**

## VAT

It is understood that VAT is applicable.

## Legal Costs

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

## EPC Rating

The property has an EPC rating of C(72).

## Viewing & Further Information

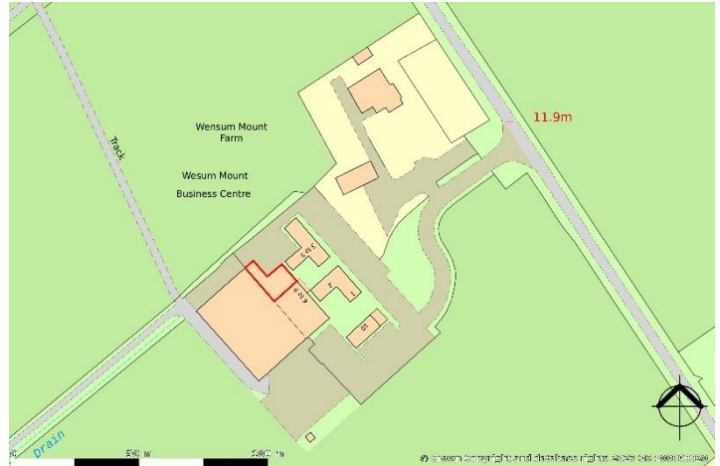
Strictly by appointment with the sole letting agent:-

### Brown & Co

The Atrium  
St George's Street  
Norwich, NR3 1AB  
Tel: 01603 629871

### Katie Bates

01603 629871  
07818 534732  
katie.bates@brown-co.com



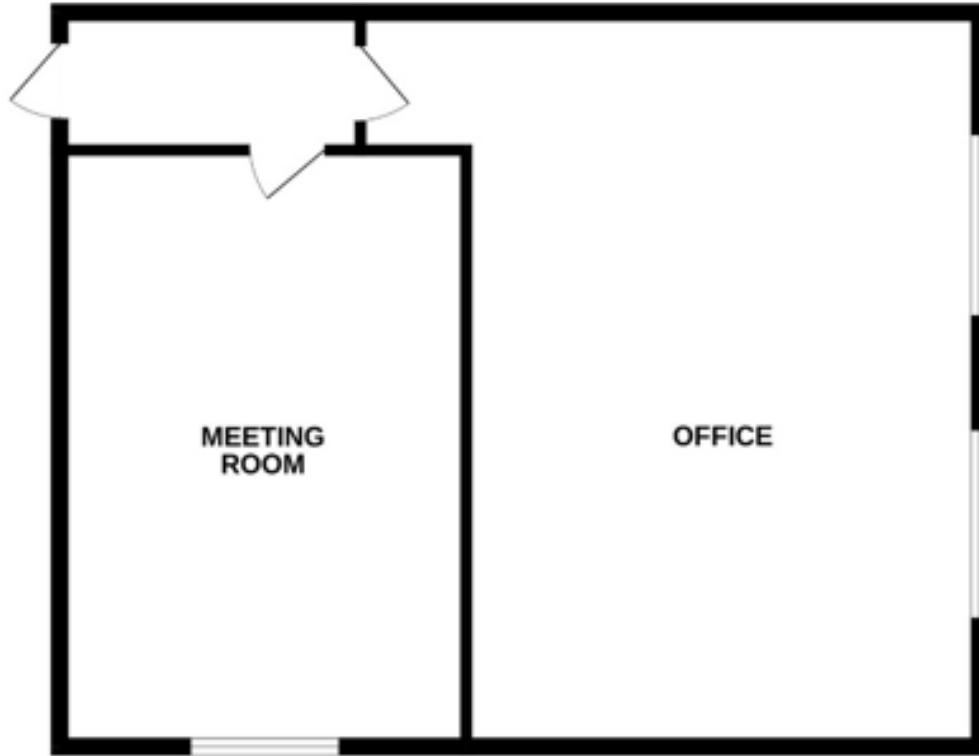
## IMPORTANT NOTICES

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## Suite 8, First Floor



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