

TO LET

(MIGHT SELL)

LAKESIDE 400

Grade A office building
with car parking



26,404 sq ft (2,453 sq m) with 120 car parking spaces. Floors from 8,622 sq ft (801 sq m).



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Lakeside 400 offers the opportunity to occupy prestige office accommodation set within a superb landscaped environment on Norwich's pre-eminent business park. The entire building will be available following refurbishment. Consideration will be given to lettings of individual floors and possibly smaller suites, or a sale.

Specification

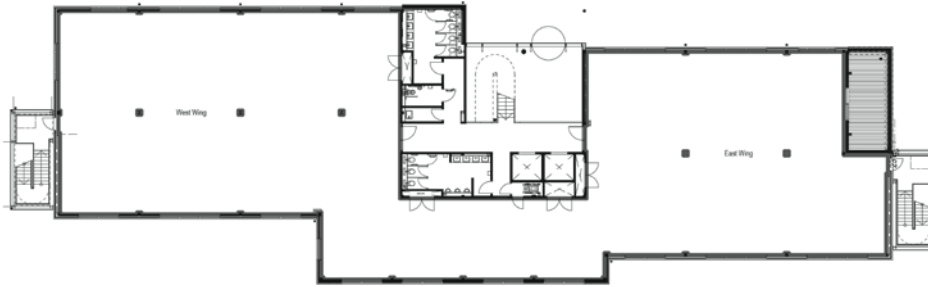
- VRF comfort cooled and heated
- Fully accessible raised floors
- Suspended ceilings
- Recessed LG7 lighting
- 15 metre wide open-plan floor areas
- Double glazed windows
- Excellent natural lighting
- Impressive full height reception
- Feature balcony overlooking lake
- EPC rating: C (69)

Facilities

- Two passenger lifts to all floors
- Male and female toilets to each floor
- Disabled toilet on each floor
- Shower facilities

Parking

- 120 car parking spaces
- 5 disabled parking spaces
- Motorcycle and cycle parking



Tenure and Enquiries

The property will be offered to let and consideration may be given to a sale. For further information and enquiries, please contact James Allen or Graham Jones at Roche.

Key

- Fully occupied
- Space available
- Plots for offices or alternative complementary uses
- Proposed industrial and logistics units to let



SAT NAV Ref: NR7 0WG

Contact

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broadlandbusinesspark.co.uk

IMPORTANT NOTICE

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As a result of the Finance Act, 1989, VAT may be payable on rent or purchase prices. All figures are quoted net of VAT. January 2023.

The landlord has regard to the recommendations of the voluntary Code for Leasing Business Premises in England and Wales 2007. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.leasebusinesspremisses.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone: 020 7222 7000, www.rics.org.

ROCHE
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Further details on rents and terms are available from the sole letting agents.