

VICTORY HOUSE

North Walsham Business Park,
Cromer Road, North Walsham,
Norfolk, NR28 0NB

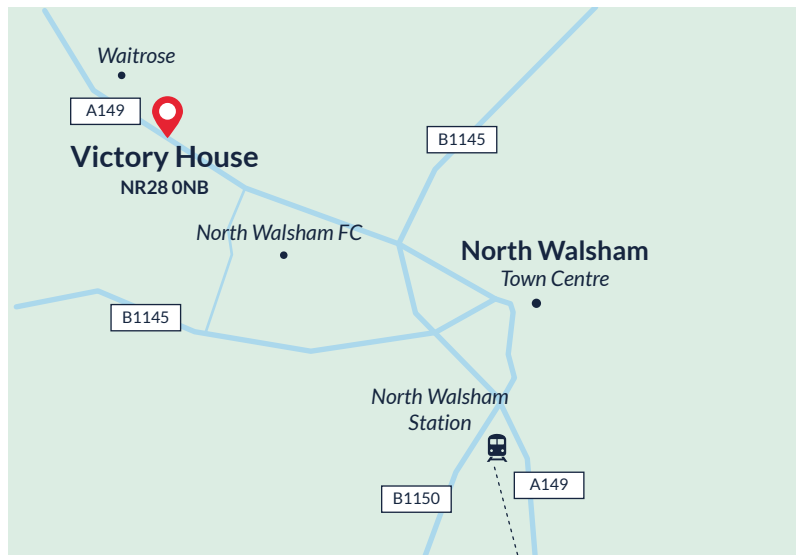


TO LET / FOR SALE

HIGH QUALITY FULLY FITTED OFFICES,
WITH GENEROUS PARKING

- 2,500 TO 10,215 SQ FT (232 TO 949 SQ M)
- PROMINENT LOCATION FRONTING THE A149
- 50 CAR PARKING SPACES (1 SPACE PER 204 SQ FT)
- SUITABLE FOR ALTERNATIVE USES, SUBJECT TO PLANNING

Location



North Walsham is an important north Norfolk market town, strategically placed 15 miles north of Norwich.

Situated on the North Walsham Business Park just to the west of the town centre, Victory House occupies a prominent position fronting the A149 Cromer Road. North Walsham's railway station is 1.3 miles away and the A149 provides road access to the seaside town of Cromer, 8 miles to the north-west. The Bacton Gas Terminal is 6 miles away.

There is a Waitrose supermarket adjacent to the property and other nearby occupiers include MKM Builders Merchants, Wall Engineering and Travis Perkins.



Description

The property comprises a modern high quality two-storey office building, with a generous amount of on-site parking.

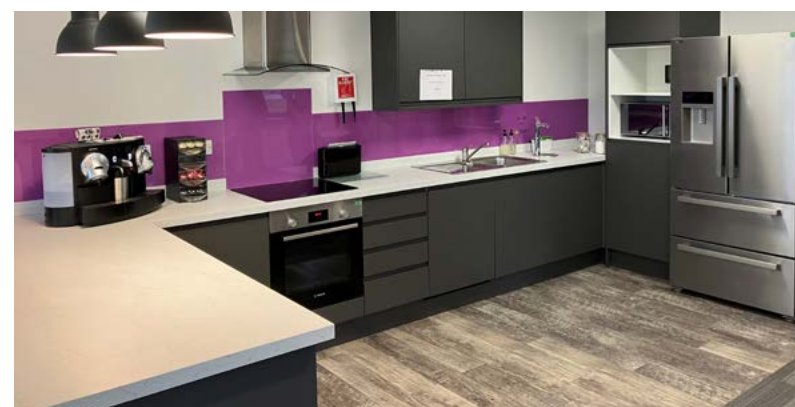
The central core houses the full height reception, stairs and lift to the first floor, and male, female & disabled WCs.

The open plan offices around the core, have been fitted out to a very high standard to provide a mix of flexible open plan areas and light-weight glass-fronted partitioned meeting rooms.

An exceptional working environment is provided, with generous natural light on both floors. The existing fitting-out can be altered to suit occupiers' requirements. Please note the furniture in the photographs is not included and has been removed.

The specification includes:

- Air conditioning/heating
- Fully accessible raised floors
- Carpet tiled flooring
- Double glazed windows with blinds
- Suspended ceilings with integral LED lighting
- Extensively fitted kitchen/staff room on ground floor and first floor drinks station
- Access control system



Accommodation

The total net internal area is:

Ground Floor	5,123 sq ft	(476 sq m)
First Floor	5,092 sq ft	(473 sq m)
Total	10,215 sq ft	(949 sq m)

There are 50 parking spaces in the car park, representing the generous ratio of 1: 204 sq ft. There is potential for further spaces to be made available.



Terms

The property is available as a whole, floor-by-floor, or on a part floor basis in suites of approximately 2,500 sq ft (232 sq m).

Alternatively, the freehold is also on offer.

Business Rates

According to the business rates section of the gov.uk website, the property has a rateable value of £139,000.

Energy Performance Certificate

The property has an energy rating of 37, which falls within band B.

Anti Money Laundering

Interested parties will be required to produce identification and other documentation in order to satisfy Money Laundering Regulations when heads of terms are agreed.





Further information

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



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