



Location

The expanding market town of Loddon is strategically located in south east Norfolk adjacent to the A146 which links Lowestoft and Norwich, approximately 12 miles from Norwich, 7 miles north west of Beccles, 16 miles west of Lowestoft and 15 miles south west of Great Yarmouth. Seymour House is prominently situated at the entrance to the Loddon Industrial Estate and approximately half a mile from the town centre. Loddon Industrial Estate comprises a wide range of office, industrial and warehouse uses.

Description

The premises comprises the entire first floor of a two-storey modern office building. The suite provides high quality offices which currently includes 9 glass-fronted partitioned offices but can provide more open-plan space to suit a tenant's requirements. There are male & female toilets on first floor and a disabled toilet on ground floor. There is potential to install a lift. The suite has the following specification and features:

- Flexible open-plan floor with high quality partitions, if required
- Carpeted floors with underfloor services distribution
- Suspended ceilings with integral LED lighting
- Air conditioning/heating
- Good natural light - double glazed windows with blinds
- Extensively fitted kitchen/rest area
- Access control system
- 35 allocated car park spaces
- Car park CCTV

Accommodation

The total net internal area to be approximately 6,055 sq ft (562.48 sq. m.) as follows:

North Side	2,620 sq ft	(243.39 sq m)
Reception/central area	471 sq ft	(43.76 sq m)
South Side (inc server)	2,644 sq ft	(245.63 sq m)
Kitchen	320 sq ft	(29.70 sq m)
Total	6,055 sq ft	(562.48 sq m)

There is potential to split the floor to create two suites of approximately 2,620 - 2,900 sq ft, with the kitchen being a shared facility.

Tenure & Terms

The offices are available to let for a term to be agreed on a new internal repairing lease, with a service charge in respect of shared costs and services including upkeep of external areas, external repairs, common areas, insurance and shared facilities and services. The Landlord reserves the right to charge VAT. The lease will be outside the Landlord and Tenant Act security of tenure provisions.

Rent

£79,000 per annum exclusive for the entire property. Smaller suites on application.

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Rates

The Government website indicates that there are two rateable values, effective from 1st April 2023, for parts of the first floor which are for **£26,750** and **£31,500**. The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of A (24). A full copy of the certificate is available on request.

Viewings & Further Information

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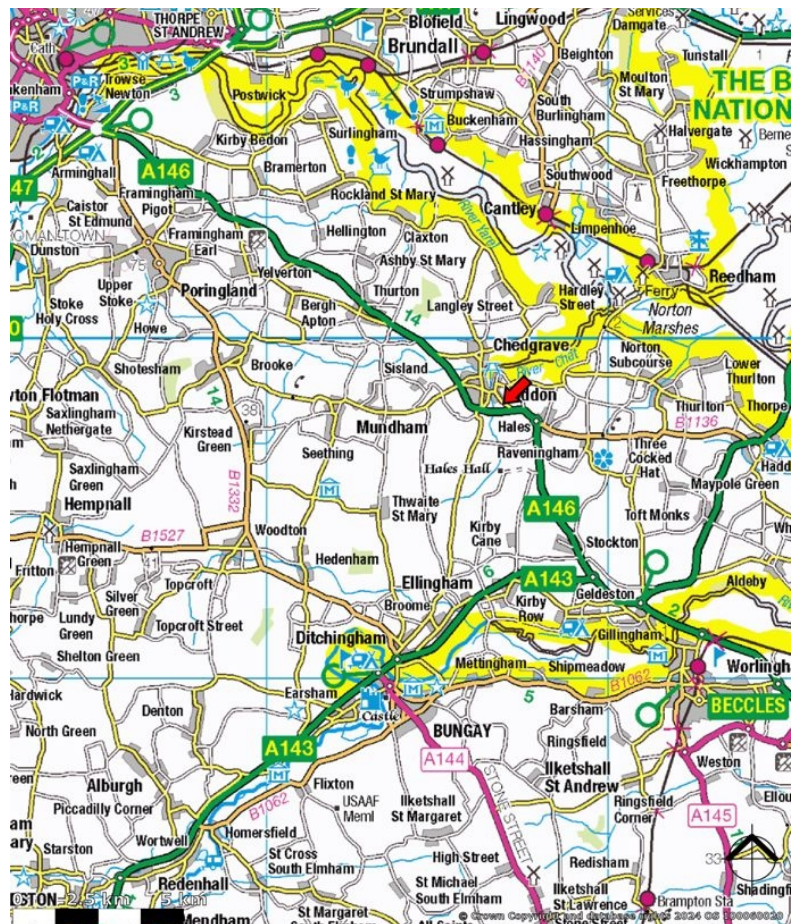
Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Legal Costs

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

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