



Location

The property is situated on an established and popular commercial estate on Whiffler Road on the north-west side of Norwich, just off the outer ring road in an area of mainly industrial and warehouse uses with a mixture of other commercial uses.

Description

The property comprises a semi detached office building set across ground and first floor. The offices have been extensively refurbished and provide high quality accommodation with the following specification and features:

- 8 parking spaces
- Comfort cooling
- Suspended ceilings
- CAT 5 data cabling
- Internal partitioned offices
- Integrated LED lighting
- Ground and first floor kitchen
- Ground and first floor WC's

Accommodation

The office is arranged over ground and first floor, with an approximate net internal floor area of 2,403 sq ft (223.2 sq m).

Tenure & Terms

The freehold interest is offered for sale. The seller reserves the right to charge VAT on the sale price.

Price

£375,000 exclusive of VAT

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (99). A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £20,000. This is not the annual rates payable. 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.

Planning & Uses

We understand the current use falls within use class E (offices) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

Ben Common
Roche Chartered Surveyors
 01603 756340 / 07917 762230
benc@rochecs.co.uk

Plant & Equipment

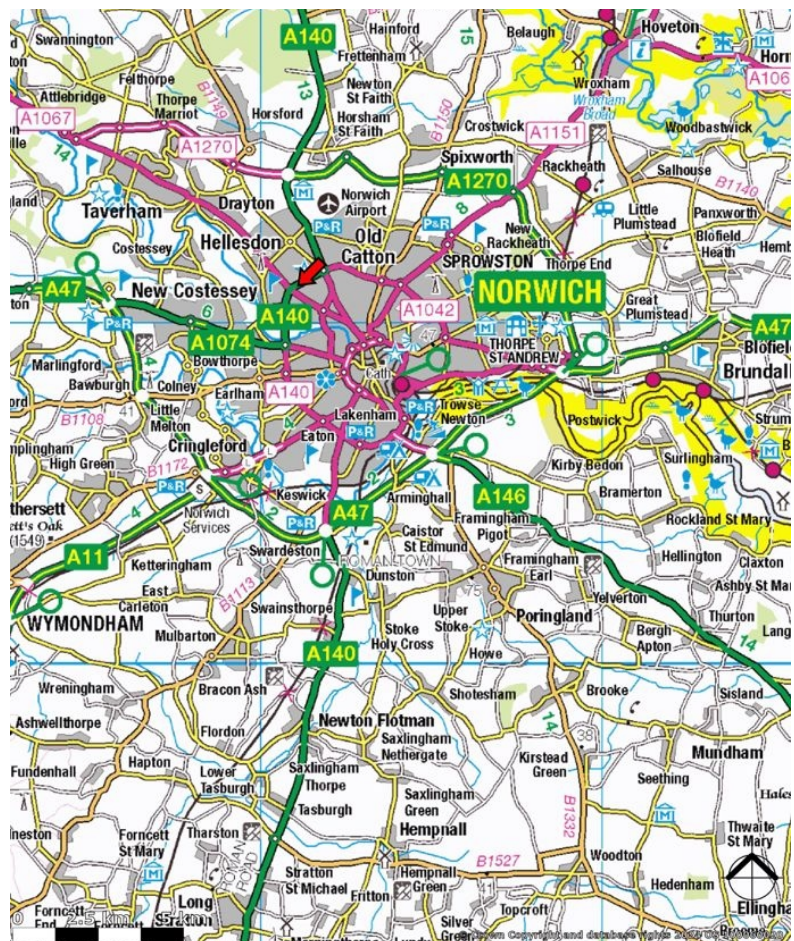
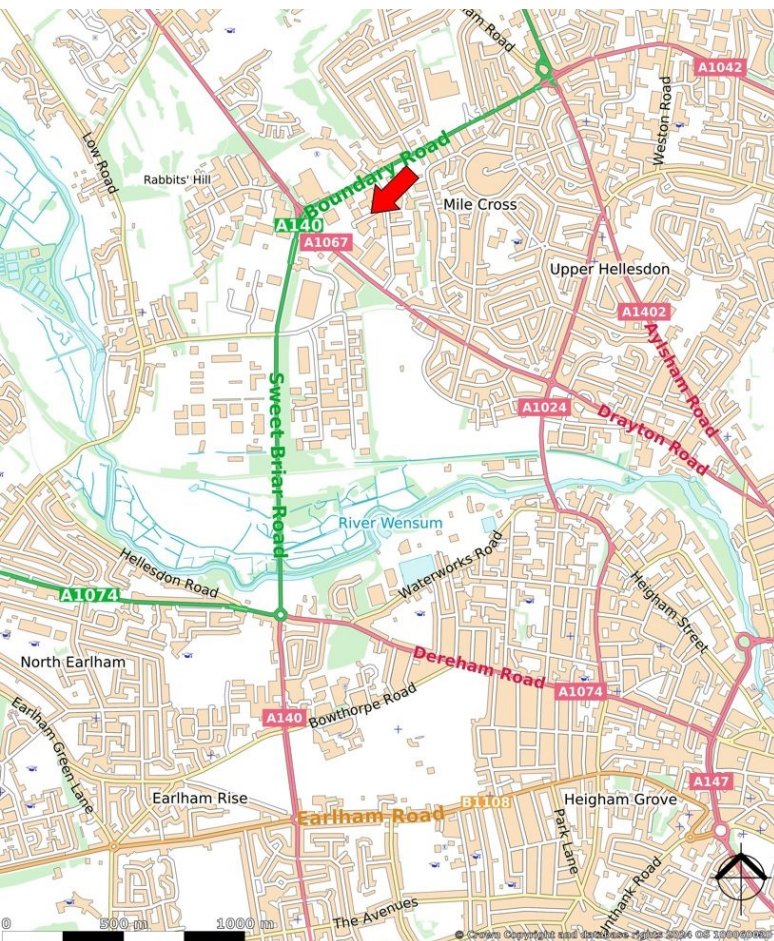
None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Legal Costs

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

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

James Allen
Roche Chartered Surveyors
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jamesa@rochecs.co.uk



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



IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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