



### 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 premises comprises a first floor open plan office within a multi tenanted office building. The building has been refurbished and benefits from dedicated on site parking. The available office benefits from the following specification and features:

- 5 parking spaces.
- Suspended ceilings
- LED lighting
- Perimeter trunking
- Comfort Cooling
- Carpeted floors
- Shared Kitchen and WC facilities

### Accommodation

The office has the following approximate net internal floor areas:

Total: 1,906 sq ft (177.1 sq m)

### Tenure & Terms

The property is available by way of a new internal repairing and insuring lease for a term to be agreed.

### Rent

£15,000 per annum exclusive

### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (86). 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 £16,250. 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](http://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

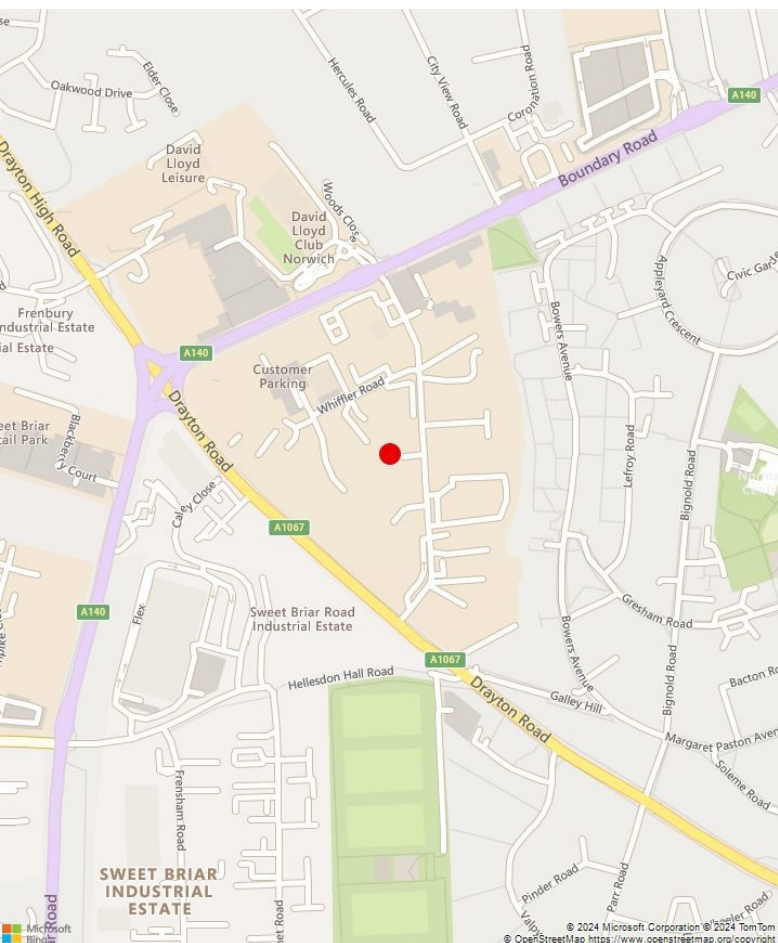
**Ben Common**  
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 01603 756340 / 07917 762230  
[benc@rochecs.co.uk](mailto:benc@rochecs.co.uk)

### Service Charge

There will be a service charge in relation to Landlord's expenditure in respect of maintaining the common parts. Further details are available upon request.

### Legal Costs

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



**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](http://www.commercialleasecode.co.uk)



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