



Location

Broadland Business Park is Norwich's pre-eminent business park, providing a mature landscaped environment with superb facilities for staff. Its location immediately adjacent to the A47 southern bypass and Broadland Northway (NDR) on the east side of Norwich gives it excellent access to the region's transport network. It is well served by public transport.

Occupiers at the business park include **Marsh McLennan, Lovewell Blake, TaxAssist, Evander, Persimmon and Broadland & South Norfolk Councils**. The premises comprise offices within the site of Start-rite Shoes.

Description

The property comprises a modern 2-storey office with a prominent glazed entrance, providing a range of options from individual furnished offices and small suites on an inclusive rental basis to the entire ground floor in open-plan. A letting of the entire building is also possible. The accommodation has the following specification and features:

- Predominantly open-plan ground floor layout.
- Individual offices and small suites on first floor
- Option to include furniture, subject to availability
- Meeting rooms, kitchens and toilets on each floor
- Fully accessible raised floors with carpets
- Suspended ceilings with recessed lighting
- Toilets and shower within common areas

- Attractive reception area and lift access to first floor
- 43 allocated parking spaces (approximately 1 per 200 sq ft)

Accommodation

The available areas range from individual rooms of 130 sq ft (12.12 sq m) to the entire ground floor suite of 4,640 sq ft (430.96 sq m). A letting of the whole building would provide 8,170 sq ft (759.01 sq m).

A schedule of the available areas is attached.

Terms and Rent

The first floor rooms and suites are available on an all-inclusive basis to include the rent, service charge and heating costs. Rents are in the attached schedule.

The ground floor is available at a rent of £14.50 per sq ft on an internal repairing and insuring lease for 3 years with a service charge to cover common areas and shared services, with independent or sub-metered utilities.

The entire building is available at a rent of £14.50 per sq ft on a full repairing and insuring basis for 3 years, with independent or sub-metered utilities.

VAT

Rent and other payments are exclusive of VAT.

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

NORWICH | START-RITE BUSINESS CENTRE, PEACHMAN WAY, BROADLAND BUSINESS PARK, NR7 0WF OFFICE | TO LET

Energy Performance Certificate

The property has an EPC Rating of C(70). A full copy of the Certificate is available upon request.

Rates

The building is currently part of a larger rating assessment and separate assessments are being obtained for the individual suites.

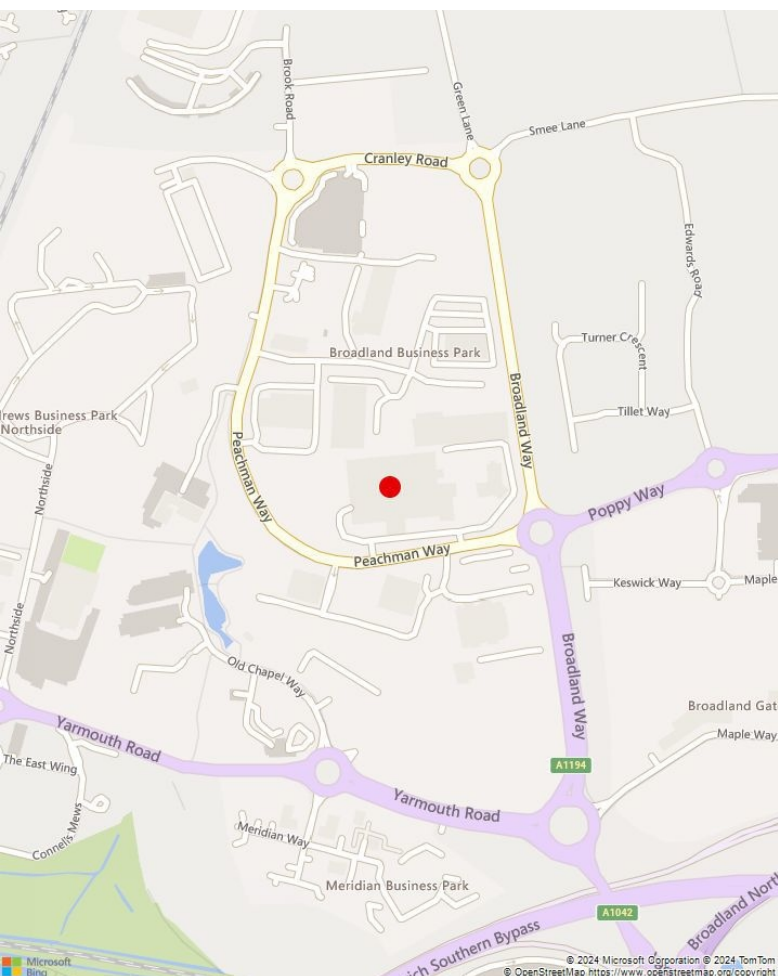
Viewings & Further Information

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Roche Chartered Surveyors
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Legal Costs

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

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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

START-RITE BUSINESS CENTRE - FIRST FLOOR AREAS

| Net Internal Areas | metres | metres | sq m | sq ft | CAR PARKING SPACES | | INITIAL* RENT (total pa) | Comments | |
|--------------------|--------|--------|---------------|----------------|--------------------|---|--------------------------|---|--|
| GROUND FLOOR | | | | | | | | | |
| | | | 430.96 | 4,640 | 24 | | £67,280 | Rent only | |
| FIRST FLOOR | | | | | | | | | |
| Front | | | | | | | | | |
| | 1 | 4.795 | 5.992 | 28.73 | 309 | 2 | £9,300 | Rent includes Service Charge & electricity BUT NOT Business Rates | |
| | 2 | 4.795 | 2.913 | 13.97 | 150 | 1 | £5,300 | | |
| | 3 | 4.795 | 2.904 | 13.92 | 150 | 1 | £5,300 | | |
| | 4 | 4.795 | 2.908 | 13.94 | 150 | 1 | £5,300 | | |
| | 5 | 4.795 | 5.916 | 28.37 | 305 | 2 | £9,200 | | |
| | 6 | 4.795 | 2.527 | 12.12 | 130 | 1 | £4,900 | | |
| | 7 | 4.795 | 5.918 | 28.38 | 305 | 2 | £9,200 | | |
| Back | | | | | | | | | |
| | 8 | 7.079 | 8.852 | 62.66 | 675 | 3 | £19,000 | | |
| | 9 | 7.079 | 11.913 | 84.33 | 908 | 4 | £24,000 | | |
| | 10 | 7.079 | 5.875 | 41.59 | 448 | 3 | £13,500 | | |
| TOTALS | | | | | | | | | |
| | | | 758.97 | 8170.74 | 43 | | | | |

Notes:

- *1 - Rents for first floor suites will increase by 5% per annum.
- 2. - Rents include service charge and reasonable utility provision during normal business hours but not Business Rates.
- 3. Tenants will be responsible for Business Rates. The suites will be individually assessed and Suites 1-7 are expected to qualify for small business rates relief if the tenant qualifies.
- 4. Errors & omissions excluded. Subject to contract.
- 5. Additional parking spaces may be available at an additional cost.