

Norwich | **NR3 2AG**
Kirkham House, 5 Whiffler Road

ROCHE



NEW SERVICED OFFICE SPACE TO LET

107 to 1,906 sq ft (10 to 177 sq m)

- Available for immediate occupation
- Refurbished office accommodation
- 28 car parking spaces
- Flexible terms

Office

01603 619876
www.rochesurveyors.co.uk

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Location

Kirkham House is located off Whiffler Road, adjacent to Drayton Road, one of the principal arterial roads leading from Norwich city centre. Norwich city centre itself is approximately 2 miles to the south east and principal occupiers in the vicinity include The Car Shop, Duff Morgan and Busseys.

Within close proximity are a number of leisure and retail occupiers including **Mercure Norwich** and the new **David Lloyd Fitness Club** along with **Asda, Marks & Spencer, IKEA** and **Carphone Warehouse**.

Description

Kirkham House refurbishment was finished in February 2019. The premises is split over ground and first floor with access off Whiffler Road with the main frontage to Drayton Road.

The property has the following specification and features:

- Majority of rooms have comfort cooling and heating
- UPVC double glazing
- Central reception area
- Open-plan suites of varying sizes
- 24/7 access for tenants
- Undercroft car parking for 28 cars
- Perimeter trunking
- Cellular and open plan accommodation
- Male and female WC's
- Communal kitchen facilities on the first floor

Accommodation

The property is arranged over two levels. Please refer to the availability schedule attached to the rear of the particulars for more detail on suite sizes.

Terms

Suites are available to let for a preferred minimum term of 12 months. The suites will be available on an all-inclusive basis on internal repairing terms. Consideration will be given to shorter terms of up to 6 months. Please refer to the latest availability schedule for up to date pricing and availability.

VAT

The Landlord reserves the right to charge VAT on the rent.

Energy Performance Certificate (EPC)

The property has an EPC rating of D(86). A full copy is available upon request.

Rates

The rates will have to be reassessed for each room.

The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council (Business Rates: 0344 980 3333), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Interested parties may wish to note that qualifying occupiers may be entitled to 100% rates relief (£0 payable) on properties with a rateable value of less than £12,000.

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

Legal Costs

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

Viewing

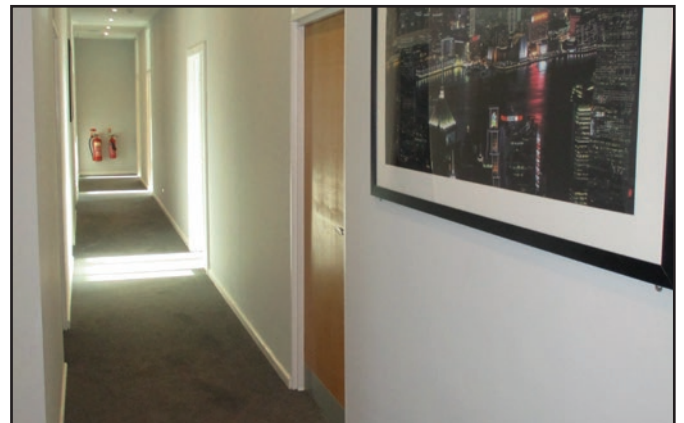
Strictly by appointment through the sole letting agents:

Roche:

Contact: Lloyd Perry

Tel: 01603 756341

Email: lloyd.perry@rochesurveyors.co.uk



IMPORTANT NOTICE

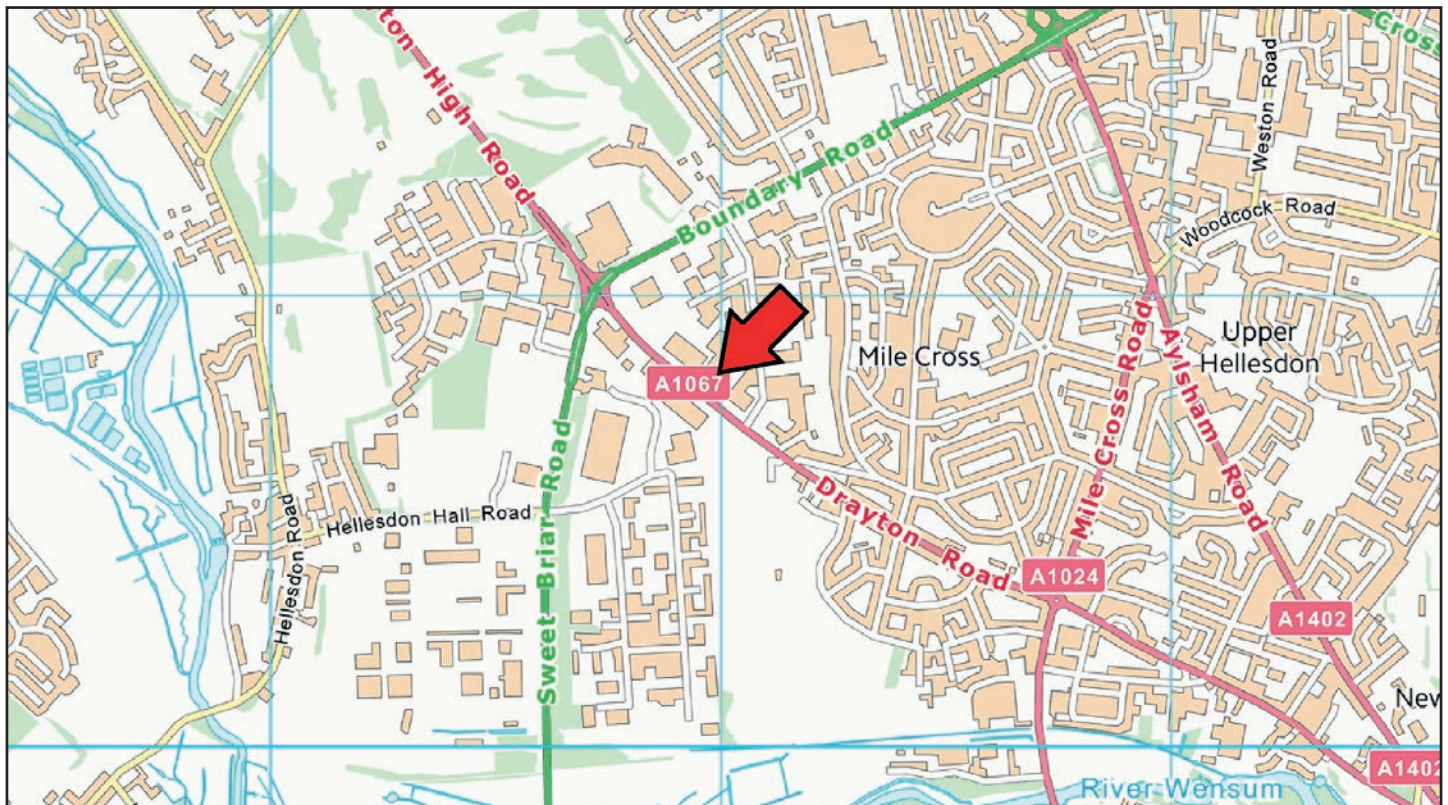
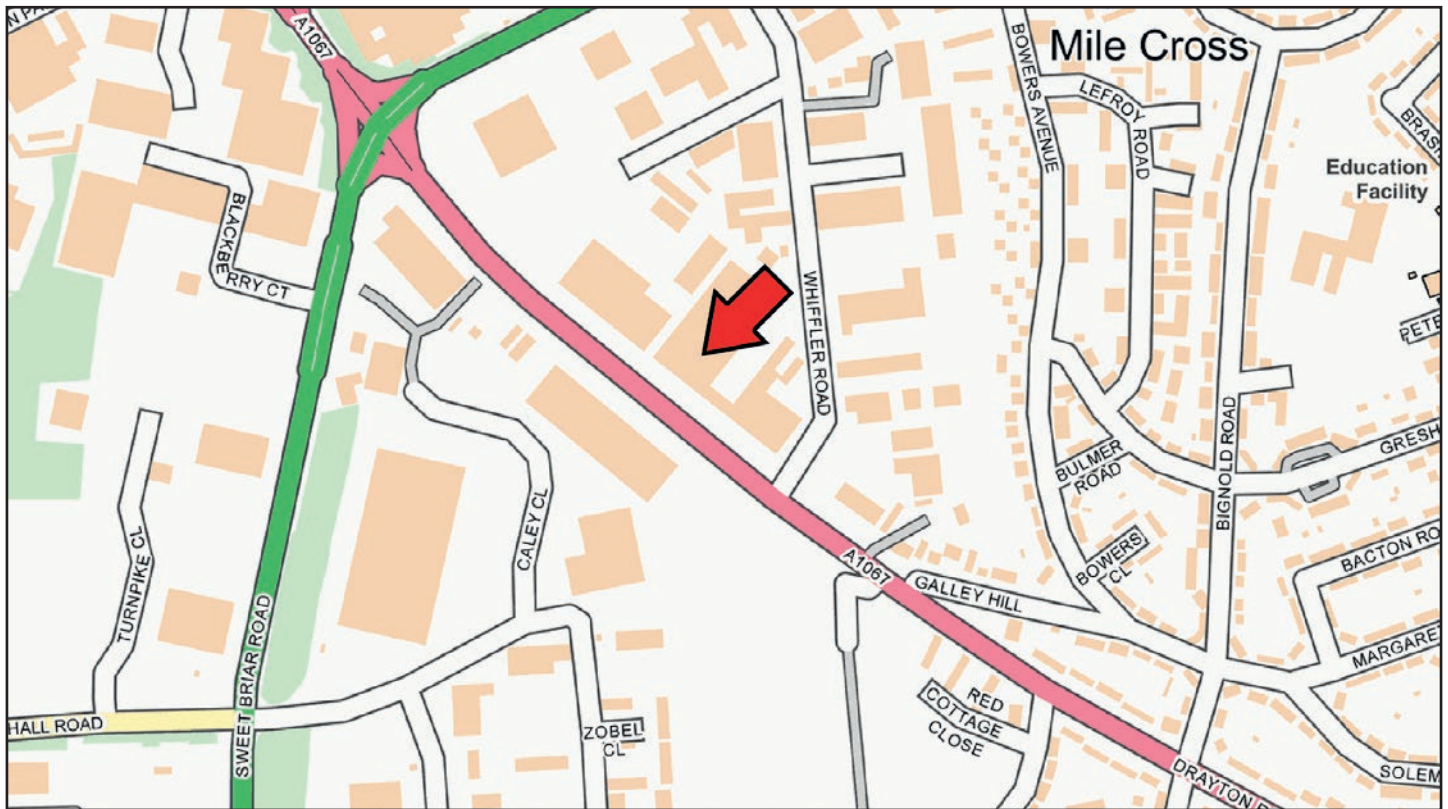
Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- 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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Norwich – 5 Whiffler Road, Kirkham House (Availability Schedule):

Suite	Floor	Size (sq ft)	Size (sq m)	Yearly Rent (+ VAT)	Car Parking Spaces *	Rateable Value	Rates Payable	Security Deposit (+VAT)	Available
101	Ground	1,009	93.7	£22,750	2	TBA	TBA	£5,690	Now
201	First	118	11.0	£2,830	1	TBA	TBA	£710	Now
202	First	232	21.5	£5,800	1	TBA	TBA	£1,450	Now
203	First	107	10.0	£2,570	1	TBA	TBA	£645	Now
204	First	133	12.3	£2,860	1	TBA	TBA	£715	Now
205	First	269	25.0	£6,725	1	TBA	TBA	£1,685	Now
206	First	132	12.3	£2,840	1	TBA	TBA	£710	Now
207	First	129	12.0	£3,225	1	TBA	TBA	£810	Now
208	First	135	12.5	£2,700	1	TBA	TBA	£675	Now
209	First	133	12.3	£3,325	1	TBA	TBA	£835	Now
210	First	135	12.5	£3,240	1	TBA	TBA	£810	Now
211	First	133	12.3	£3,195	1	TBA	TBA	£800	Now
213	First	132	12.2	£3,300	1	TBA	TBA	£825	Now
214	First	418	38.9	£10,450	1	TBA	TBA	£2,615	Now
215	First	133	12.3	£3,325	1	TBA	TBA	£835	Now
217	First	133	12.3	£3,325	1	TBA	TBA	£835	Now

221	First	127	11.8	£3,175	1	TBA	TBA	£795	Now
226	First	130	12.1	£2,925	1	TBA	TBA	£735	Now
227	First	201	18.7	£5,025	1	TBA	TBA	£1,260	Now
230	First	1,906	177.1	£38,120	3	TBA	TBA	£9,530	Now

- **Parking is limited to the amount of spaces per suite, as set out above. Spaces will be charged at £750 plus VAT per space per annum. Extra spaces may be available. The Landlord will reserve the right to allocate specific spaces to the Tenant and to vary the position of these spaces within the car park.**
- **Tenants will have to pay an administration fee of £500 plus VAT for the licence.**
- **Tenants will have the option to either install their own telecommunications or they can connect to the Landlord's for instant internet access, there will be a small charge for this service.**
- **For the first four lettings:**
 - **Rent will be reduced by 25% for the first year.**
 - **Car parking will be charged at £500 plus VAT per space per annum for the first year.**
 - **Administration fee will be charged at £250 plus VAT for the licence.**