

Norwich | NR6 6BF
Alkmaar House, Alkmaar Way

ROCHE



MODERN OFFICE SUITES WITH PARKING TO LET / FOR SALE

1,299 to 3,911 sq ft (121 to 363 sq m)

- Established business park location
- On-site parking at circa 1 space per 220 sq ft
- Adjacent to Norwich Airport
- Flexible terms considered

Office

01603 619876
www.rochesurveyors.co.uk

Alkmaar House, Alkmaar Way

Location

The property is located on an established business park adjacent to Norwich Airport and within close proximity of the A140 and the Broadland Northway (NDR).

Other occupiers on the Estate include **Aquaterra Energy, Just Learning Day Nursery, Holiday Inn** and **McDonalds**.

Description

The offices comprise two ground floor suites and one first floor suite within Alkmaar House. Each offers self-contained open plan accommodation with the following specification:

- Raised floors
- Comfort cooling
- Suspended ceiling with recess lighting
- Kitchen facilities
- Meeting room
- Shared WC facilities

Further refurbishment works can be carried out.

Accommodation

The property has the following approximate net internal floor areas:

	sq ft	sq m
Ground floor north wing	1,299	121
Ground floor south wing	1,305	121
First floor south wing	1,307	121
Total	3,911	363

Services

Mains electricity, drainage, gas and water are connected to the accommodation.

Letting Terms

Each suite is available by way of a new lease at a rent of **£17,500** per annum exclusive (per suite)

Alternatively, a combination of the suites can be let. Further terms on application.

Sale Terms

The property in total comprises four suites, with an overall NIA of 5,286 sq ft. The first floor north suite is let at a rent of **£18,500** pax on a lease expiring 5th September 2024 with a tenant only break in 2022. The Freehold interest is available for sale, subject to this lease, at the asking price of **£850,000** plus VAT (which equates to approximately £161 psf).

Rates

The property has various rating assessments relating to the individual suites. Further details are available on application.

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.

VAT

The Landlord reserves the right to elect to charge VAT on the rent and sale price.

Energy Performance Certificate (EPC)

We understand the property has an EPC rating of C(51). A full copy of the certificate is available on request.

Legal Costs

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

Viewing

Strictly by appointment through the sole agents:

Roche:

Contact: Graham Jones

Tel: 01603 756338

Email: graham.jones@rochesurveyors.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

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- 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.
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