

Available due to relocation

**Norwich** | NR6 6RF  
12 Mason Road

**ROCHE**



## **OFFICE & STORAGE BUILDING FREEHOLD FOR SALE**

**6,100 sq ft (567 sq m)**

- High quality offices with small warehouse unit
- Flexibility to alter arrangement and split of uses
- Forecourt parking and enclosed yard
- Established business location, just off outer ring road
- Rare freehold opportunity

**Office**

**01603 619876**  
[www.rochesurveyors.co.uk](http://www.rochesurveyors.co.uk)

# Norwich | NR6 6RF

## 12 Mason Road

ROCHE

### Location

The property is located on Mason Road, just off Mile Cross Lane, which forms part of the A1042 northern ring road, close to its junction with the A140 Cromer Road, which leads to **Norwich Airport** and the Northern Distributor Road. The property is approximately 2 miles to the north of Norwich city centre. Nearby occupiers include **HSBC**, **Jewson** and **Hughes Electrical** and a mix of office and light industrial/warehouse premises.

### Description

The property comprises a two-storey office building with an attached portal frame warehouse unit at the rear that has been largely converted to provide additional offices use.

The building has the following attributes and specification:

- Good quality offices comprising a combination of open plan areas and individual rooms, some with air conditioning and most having been refitted to a high standard recently
- Fitted carpets to offices, suspended ceilings to most areas with appropriate office lighting (some LED), power and data distribution
- Double glazed windows, security shutters and oil-fired central heating (served by relatively new boiler) to office areas
- Recently refitted toilets, visitor and disabled toilets, and shower
- Kitchen facilities on both floors
- Storage building divided to provide four meeting rooms/further open-plan office areas, file storage and a central corridor, in addition to separately accessed warehouse
- New loading door to rear storage building
- Tarmacadamed forecourt together with concreted and fenced yard to the side of the building providing approximately 20 car parking spaces. Additional parking available locally.
- The approximate site area is 0.36 acres (0.15 ha).

### Accommodation

The property has the following approximate net internal areas:

|                                    |                    |                    |
|------------------------------------|--------------------|--------------------|
| Ground Floor Offices               | 2,401 sq ft        | 223.06 sq m        |
| Ground Floor ancillary and storage | 1,628 sq ft        | 151.25 sq m        |
| First Floor Offices                | 2,071 sq ft        | 192.39 sq m        |
| <b>Total</b>                       | <b>6,100 sq ft</b> | <b>566.70 sq m</b> |

In addition, there is an external store with an estimated area of 230 sq ft (21.44 sq m).

### Tenure

Freehold with vacant possession on completion.

### Price

The freehold is offered at **£675,000**, subject to contract.

### VAT

The price is exclusive of VAT. The vendor reserves the right to charge VAT at the prevailing rate.

### Energy Performance Certificate

The property has an Energy Performance Rating of TBC. A full copy of the Certificate is available on request.

### Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£31,750**. This is not the annual rates payable.

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](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

### Legal Costs

Each party is to bear their own costs in the transaction.

### Anti-Money Laundering

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

### Viewing

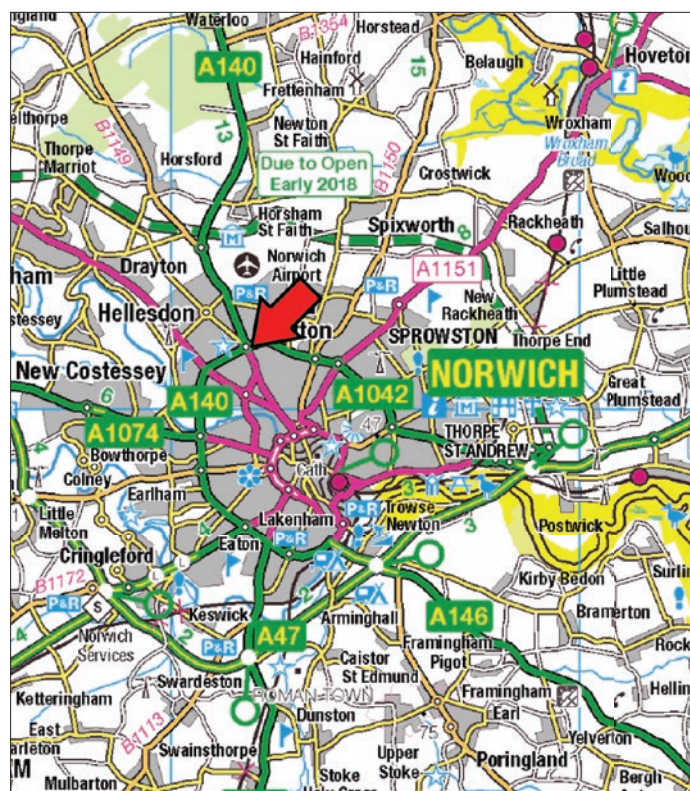
Strictly by appointment through the sole selling agents:

Roche:

**Contact: James Allen**

Tel: 01603 756332

Email: [james.allen@rochesurveyors.co.uk](mailto:james.allen@rochesurveyors.co.uk)



### SUBJECT TO CONTRACT

You should be aware that the Code for Leasing Business Premises in England and Wales 2007 strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

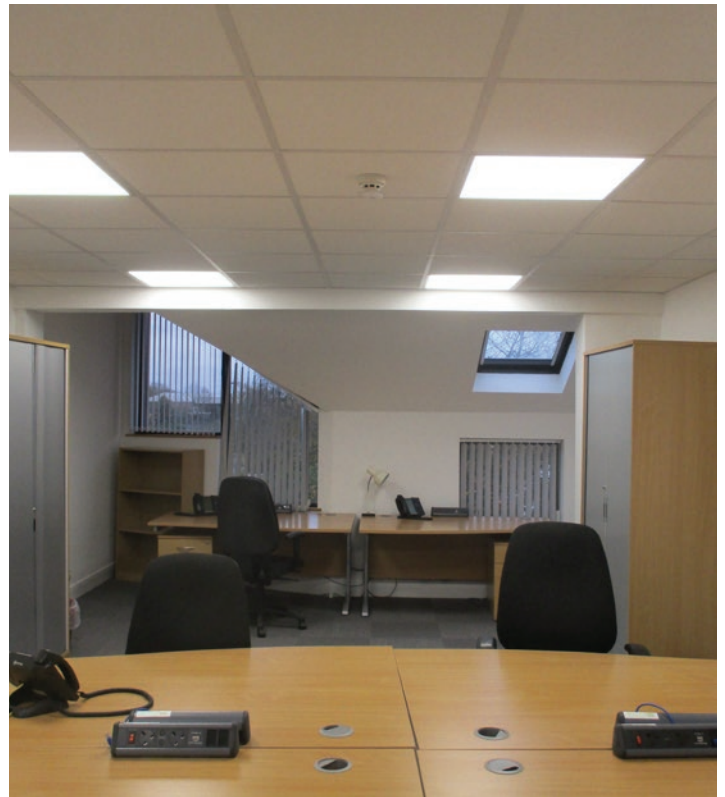
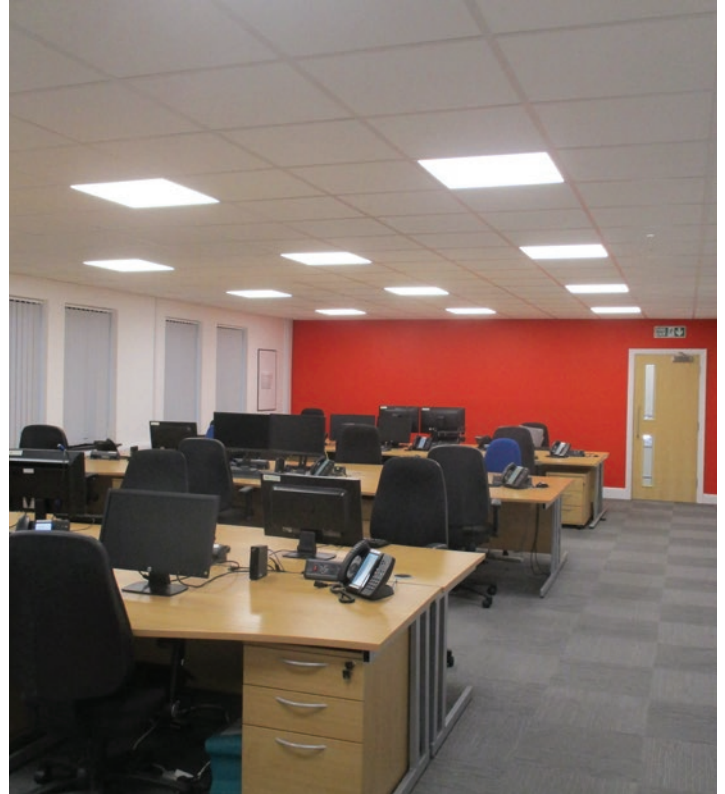
The code can be found at [www.leasebusinesspremises.co.uk](http://www.leasebusinesspremises.co.uk).

### IMPORTANT NOTICE

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

- 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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