

Norwich | **NR6 6BB**
Alkmaar House, Alkmaar Way

ROCHE



MODERN OFFICE SUITE WITH PARKING TO LET

1,296 sq ft (120 sq m)

- Established business park location
- On-site parking for 4 cars
- Adjacent to Norwich International Airport
- Ground floor accommodation

Office

01603 619876
www.rochesurveyors.co.uk

Alkmaar House, Alkmaar Way

Location

The property is located on an established business park adjacent to Norwich International 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 office forms part of the ground floor of Alkmaar House and offers a self-contained open plan office suite with the following specification:

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

The property is due to be redecorated and recarpeted.

Accommodation

The property has the following approximate net internal floor areas:

	sq ft	sq m
Ground floor office and ancillary accommodation	1,296	120.4

Services

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

Terms

The property is available by way of a new lease at a rent of **£17,500** per annum.

Rates

The property forms part of a larger rating hereditament and will need to be re-rated.

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.

Energy Performance Certificate (EPC)

The property has an EPC rating of (TBC). 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

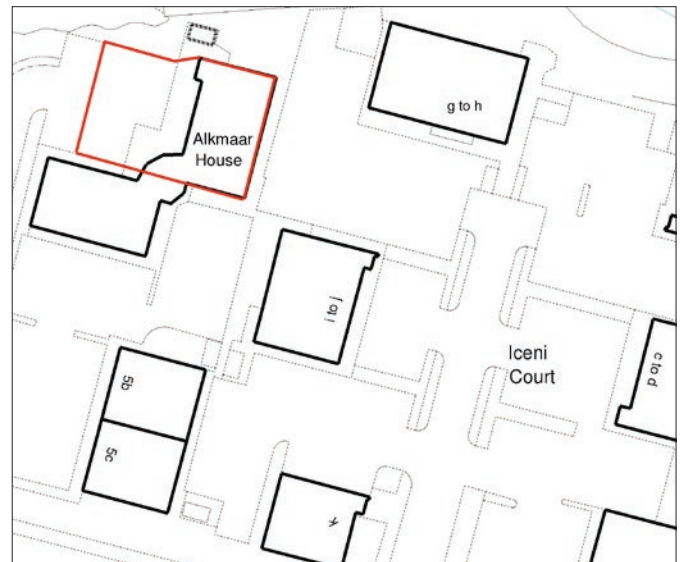
Strictly by appointment through the sole letting agents:

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