

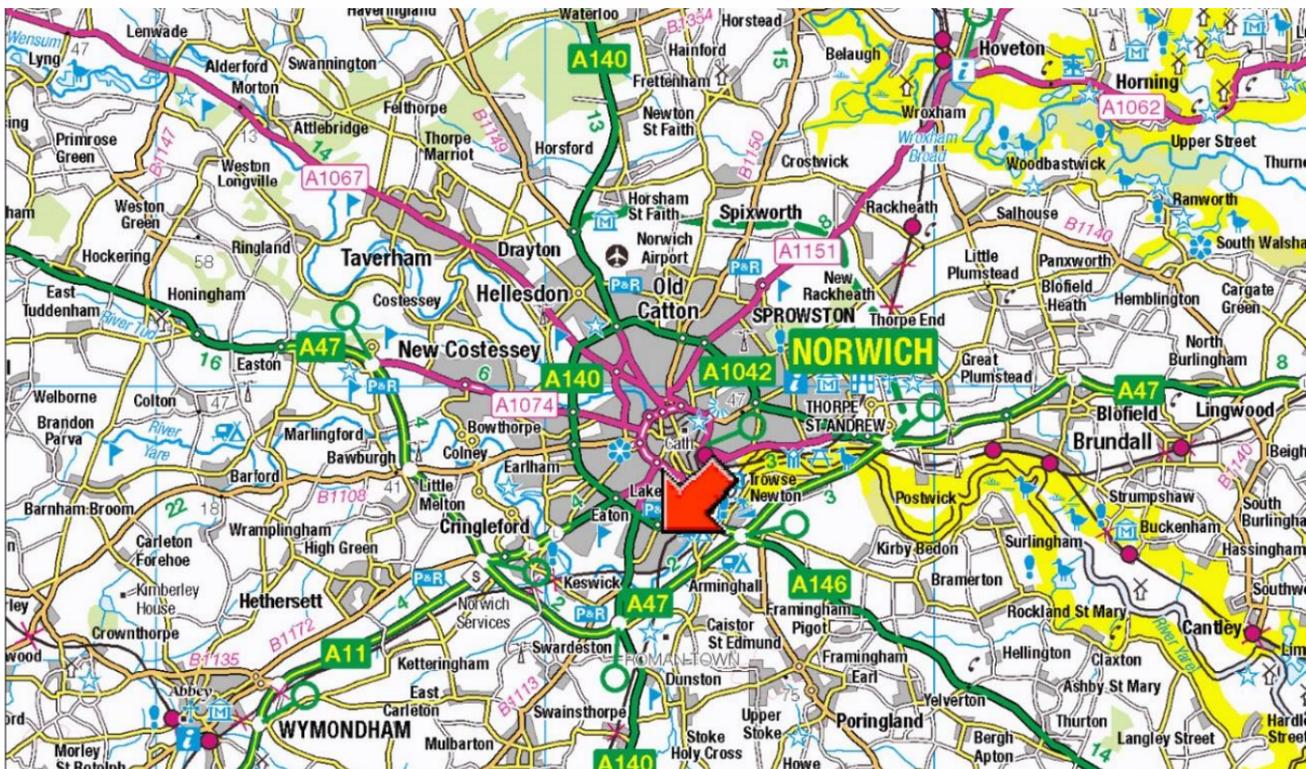
**FLEXIBLE LEASE TERMS FROM 12 MONTHS**



**Modern Open Plan Office Suites**  
33.07 to 182.92 m<sup>2</sup> (356 to 1,969 sq ft)

Office

To Let



- FIRST FLOOR OFFICE SUITES
- ESTABLISHED BUSINESS PARK LOCATION
- QUALITY BUILDING
- GENEROUS CAR PARKING
- EXCELLENT NEARBY AMENITIES INCLUDING:  
ALDI, HOMEBASE, HUGHES, ASDA, THE GYM GROUP, COSTA, SHOE MAKERS PUB.

**9 Norwich Business Park, Whiting Road, Norwich NR4 6DJ**

The subject premises forms part of the first floor of a multi-let office building situated on the popular Norwich Business Park on Whiting Road. Whiting Road is situated just off Hall Road, approximately one mile south of Norwich city centre giving excellent access to the ring road and the Norwich Southern Bypass (A47).

The estate is popular with a number of well known occupiers including Epos Now, Ingleton Wood, Spa Medica, and Clearwater. The park is adjacent to the Hall Road Retail Park which is home to Homebase, Aldi and Asda which includes Costa Coffee and Greggs Bakers, and The Gym Group.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees 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 (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



**Description**

The available suites are located on the first floor within a modern, multi-let office building and can be linked together, if required. The offices are accessed through a well-lit communal entrance lobby with a generous and spacious staircase leading to the first floor. WC and kitchen facilities are provided in the common parts.

The specification is as follows:

- High quality carpeting on raised floors
- Suspended ceilings
- Central heating (Suites 3A and 4A)
- Air conditioning (Suite 4C)
- Aluminium double glazed opening windows
- Communal kitchenette facilities
- Lift

Externally the property provides a generous car park and spaces will be allocated with the suite

**Accommodation**

We have measured the property in accordance with the International Code of Measuring Practice and calculate the following approximate floor area measured to IPMS 3.

Unit	Sq M	Sq Ft
Suite 4A	33.1	356
Including 2 parking spaces		
Suite 4C	44.3	477
Including 2 parking spaces		
Suite 3A	105.5	1,136
Including 6 parking spaces		

**Terms**

The properties are available on new internal repairing and insuring leases, for a term to be agreed, at an initial rent of:-

- Suite 4A - £4,450 pa exclusive**
- Suite 4C - £6,000 pa exclusive**
- Suite 3A - £14,200 pa exclusive**

Service Charges are available upon application.

**Business Rates**

The property has been entered onto the Valuation Office Agency website as the following:

Suites 4A

Description: Office and Premises

Rateable Value: TBA

Rates Payable 2024/2025: TBA\*

Suite 4C

Description: Office and Premises

Rateable Value: £4,900

Rates Payable 2024/2025: £2,445.10\*

Suite 3A

Description: Office and Premises

Rateable Value: £10,500

Rates Payable 2024/2025: £5,239.50\*

**\*Small Business Rate Relief may be applicable**

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

**Legal Costs**

Each party to bear its own legal costs.

**VAT**

VAT is currently payable and will be charge in line with current legislation.

**EPC**

The property has an EPC rating of: C

**Viewing and further information**

Strictly by appointment with the sole agents:

Arnolds Keys Commercial 01603 216825

Nick O'Leary Tel: 01603 216827

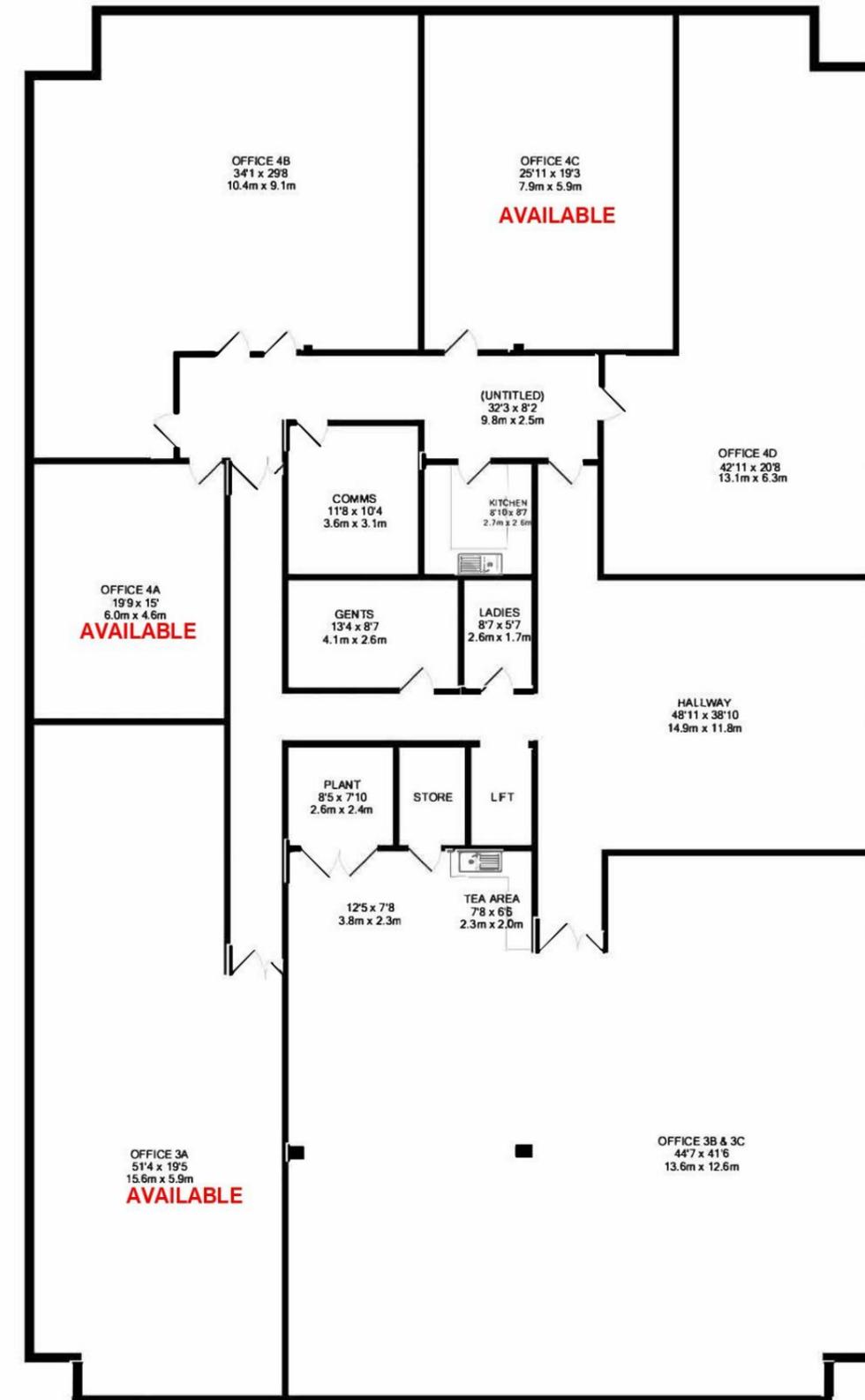
[nick.oleary@arnoldskeys.com](mailto:nick.oleary@arnoldskeys.com)

Or

Harry Downing Tel: 01603 216806

[harry.downing@arnoldskeys.com](mailto:harry.downing@arnoldskeys.com)

SUBJECT TO CONTRACT



TOTAL APPROX. FLOOR AREA 6659 SQ.FT. (618.6 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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