



## First Floor Modern Office Suite 395.38 m<sup>2</sup> (4,256 sq ft)

Office

To Let

**MODERN AIR CONDITIONED  
OFFICE SPACE**

**ATTRACTIVE FIT OUT WITH  
OPEN PLAN AREAS, MEETING  
ROOMS, KITCHEN/BREAKOUT  
AREA, COMMS ROOM**

**19 CAR PARKING SPACES**

**NEARBY AMENITIES INCLUDE:  
ALDI, ASDA, HOMEBASE, THE  
GYM GROUP, COSTA, LEA  
BRIDGES PARK**

**First Floor, 10 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 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, 2 gyms and an attractive local park.

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 1st floor is arranged in open plan format with 4 partitioned private offices, board and meeting rooms, kitchen and breakout area, and comms room.

The suite provides the following specification:-

- Full height entrance reception
- 1 x passenger lift
- Air conditioning and gas-fired central heating
- Suspended ceiling with LED lighting
- Double glazed windows
- Fully accessible raised floor with floor boxes
- 19 car parking spaces
- Male, female and disabled WCs to both floors
- Entryphone access system

### Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

Description	m <sup>2</sup>	sq ft
1st Floor Office	395.38	4,256

### Terms

The property is available on a new effective full repairing and insuring lease, for a term to be agreed. Quoting terms available upon request.

### Business Rates

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

Description: Office and Premises

Rateable Value: £39,250

Rates Payable 2024/2025: £19,585.75

### Legal Costs

Each party to bear their own costs

### VAT

Our client reserves the right to charge VAT in line with current legislation.

### EPC

The property has an EPC rating of: TBC

### Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 216825**

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SUBJECT TO CONTRACT - NOL/njr/120

