

High quality offices in an attractive landscaped setting

Suite 6 – 2,009 sq ft, with 14 car spaces (1 space per 143 sq ft)

The Old Dairy

Elm Farm Business Park

Wymondham NR18 0SW

1 Suite Remaining



NEW OFFICES



NEW OFFICES



NEW OFFICES



NEW OFFICES



To Let

Conveniently located between Norwich and Wymondham within a short drive of the A11

Location

The property is situated on the old A11 between Hethersett and Wymondham, approximately 6 miles south west of Norwich and within 1.5 miles of the main A11 trunk road (at Wymondham). The property therefore provides excellent access to the main A11 and from there to the Norwich Southern Bypass.

Description

The new office accommodation provides 6 distinct suites, which have been constructed to a high specification and benefit from the following:

- **Comfort cooling** • **Kitchenette**
- **Perimeter and under floor trunking** • **Lift**
- **Separate ladies, gents and disabled WCs to each floor**
- **LG7 lighting** • **Visitor and staff parking**
- **24hr security via CCTV cameras**
- **Electronically controlled access gates**
- **Fibre Optic up to 100Mb and Broadband up to 16Mb**

Terms

The suite is available is available on a new full repairing and insuring lease at a rent from £8.95 per sq ft.

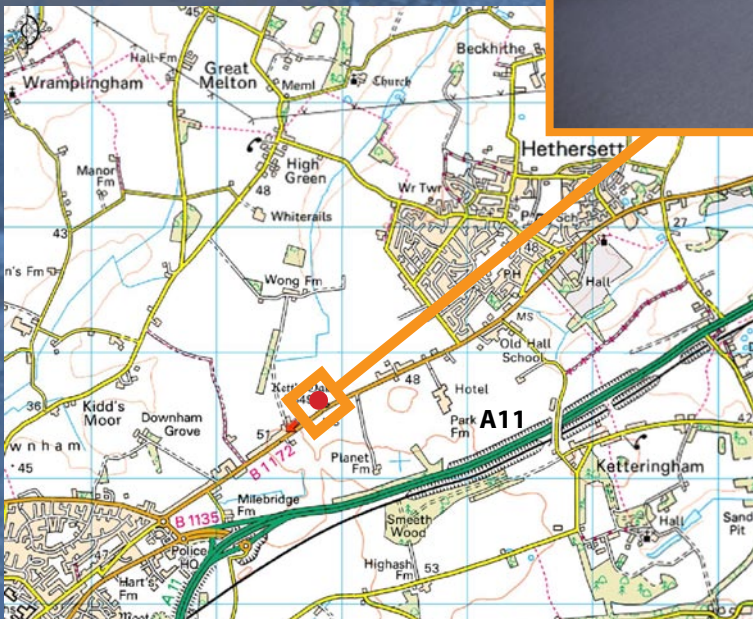
Business Rates

Prospective occupiers should make their own enquires to South Norfolk District Council on 01508 533633.

Accommodation

The property has the following internal floor areas:

<i>Ground Floor</i>	Suite 1	Nexus Fostering
	Suite 3	K3 Syspro Ltd
	Suite 4	M L Financial Associates Ltd
	Suite 5	East Anglia's Children's Hospices
<i>First Floor</i>	Suite 2	Heirtrace Ltd
	Suite 6	186.64 m ² 2,009 sq ft



Viewing and further information

Strictly by appointment with the letting agents:

BIDWELLS

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SUBJECT TO CONTRACT