



Modern air conditioned offices in a prime location
116 sq m to 580 sq m (1,245 sq ft to 6,237 sq ft)

- Situated in Norwich's premier out-of-town location
- Easy access to the A47 dual carriageway
- 19 on-site car parking spaces (1 space per 328 sq ft)
- Available as a whole, or in part
- Lease to be assigned, or new sub-leases on terms to be agreed

**GROUND & PART FIRST FLOOR, LAKESIDE
200, OLD CHAPEL WAY, BROADLAND
BUSINESS PARK, NORWICH NR7 0WG
TO LET**

Location

Broadland Business park is widely regarded as Norwich's premier out of town location, situated approximately 3.5 miles east of the City centre. The Park provides an attractive landscaped working environment, with generous on-site parking provisions, which has already attracted a number of high quality occupiers.

The A47 is within a short drive, which provides road access to Great Yarmouth, 20 miles to the east and King's Lynn & beyond to the Midlands in the west. The A11 is 8 miles away, linking to Cambridge and the M11, via the recently completed Elvedon bypass dual carriageway.

Amenities on the Park include a Premier Inn Hotel, the Broadland View bar & restaurant, the Waterside Café, a Costa Coffee and Banantynes Health Club. There is also a Sainsbury's superstore and petrol station within a short drive.

Description

Lakeside 200 is a modern two-storey office building situated at the very western end of Old Chapel Way, just in front of the Homeserve building.

There is a communal entrance with male & female WCs provided on both floors, along with a passenger lift. The available accommodation comprises the whole of the ground floor and part of the first floor.

The specification includes:

- Air-conditioning and heating
- Suspended ceilings with recessed lighting
- Fully accessible raised floors
- Carpets throughout
- Double glazed windows

The ground floor provides predominantly open plan accommodation, with two separate meeting rooms and a kitchen. The first floor provides a number of cellular offices either side of the central corridor, constructed from demountable partitioning which can be easily reconfigured.

Accommodation

The following approximate net internal areas are provided:

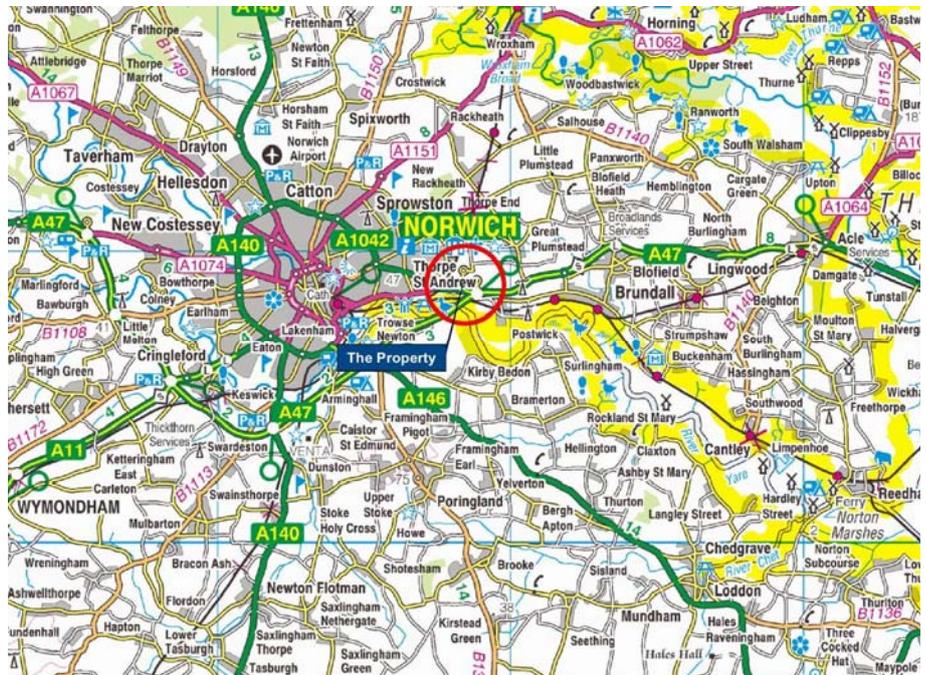
Ground floor -	4,992 sq ft	464 sq m
First floor -	1,245 sq ft	116 sq m
Total -	6,237 sq ft	580 sq m

The building also benefits from 19 on-site car parking spaces, which represents a ratio of 1 space per 328 sq ft.

Important Notice

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Additional Information

Terms

The property is available by way of an assignment of our client's lease expiring in August 2020.

Alternatively, a new sub lease of the whole, or each floor is available upon terms to be agreed.

Rent upon application.

Business Rates

According to the VOA website, the property has a rateable value of £86,000. The current multiplier for 2016/2017 is 49.7p in the pound.

Energy Performance Certificate

The accommodation has a rating of 47, which falls within band B.

A copy of the EPC if available upon request.

Enquiries

For further information, or to arrange a viewing, please contact the sole agents:

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