



Grade A offices with on-site parking  
3,728 sq ft (346 sq m)

- Situated in Norwich's premier out-of-town location
- Easy access to the A47 and NDR
- Access to shared meeting rooms
- Modern, air-conditioned offices

**PART FIRST FLOOR, LAKESIDE 400,  
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 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.

The new Northern Distributor Road (NDR) provides easy access to Norwich Airport.

Amenities on the Park include a Premier Inn Hotel, the Broadland View bar & restaurant, the Waterside Café, a Costa Coffee and Bannatyne's Health Club.

There is also a Sainsbury's superstore and petrol station within a short drive.

## Description

Lakeside 400 is a modern high specification three-storey office building situated right at the heart of the Business Park.

The property is otherwise fully occupied by various NHS functions and as such there is a manned reception. On each floor there are male & female WCs together with along with two passenger lifts and shower facilities.

The specification includes:

- Air conditioning
- Fully accessible raised floors
- Suspended ceilings
- Recessed PIR lighting
- Carpets throughout
- Double-glazed windows

The suite is rectangular in shape and provides excellent natural light.

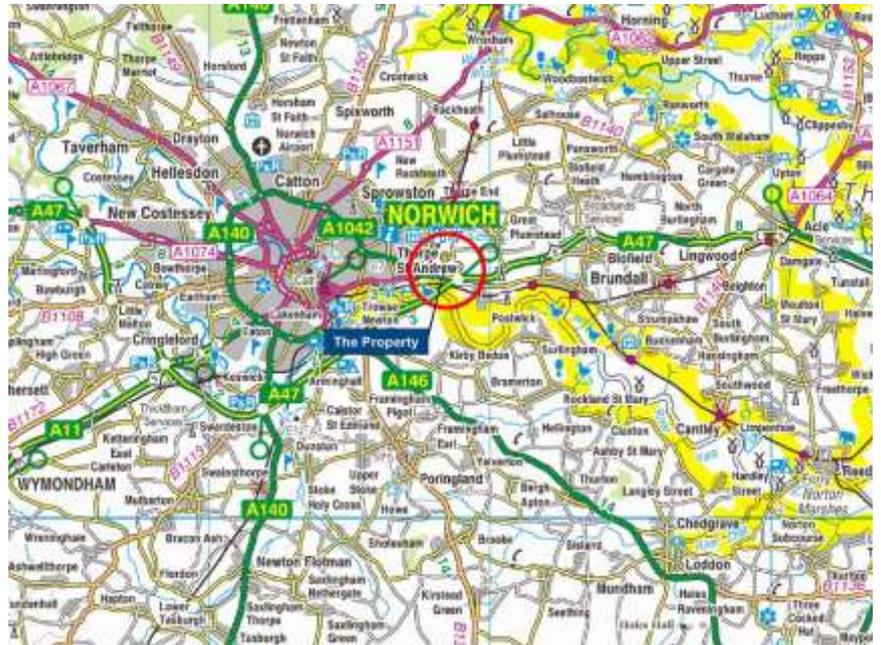
There is an office within the demise and access to a communal kitchen and break out area adjacent to the suite.

The property has 5 communal meeting rooms that can be booked directly with the property services team on site.

## Accommodation

The net lettable area of the floor is **3,728 sq ft** (346.31 sq m).

The suite also benefits from 11 on-site car spaces, which represents a ratio of one space per 339 sq ft.



## Terms

The property is available by way of a new sub-lease can be made available upon terms to be agreed.

The Tenant's lease runs until November 2022.

Rent upon application.

## Energy Performance Certificate

The property has an energy performance asset rating of 69, which falls within band C.

A copy of the certificate is available upon request.

## Business Rates

The suite is part of the Lakeside 400 hereditament which according to the Valuation Office website is valued at £130 per sq m. Therefore, we estimate that the suite would have a Rateable Value in the region of £45,000. The suite will need to be re-assessed by the Valuation Office.

## Enquiries to

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

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