



Second Floor Suite  
2,110 sq ft (196.02 sq m)

- Newly refurbished, high specification offices including comfort cooling
- Close proximity to Norwich International Airport and the Northern Distributor Road
- Car parking at 1:253 sq. ft. plus overflow

**JOSEPH KING HOUSE,  
HORSHAM ST FAITH, NORWICH, NR10 3JU**

**TO LET**

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### Description

Joseph King House is located in a prominent position at the entrance of Abbey Farm Commercial Park in Horsham St Faith. The building offers high quality, open plan office accommodation on 3 floors, with on-site car parking and landscaped surrounds.

### Location

Horsham St Faith is to the north of Norwich just off the main A140 trunk road, just beyond Norwich International Airport intersected by the Northern Distributor Route (A1270).

### The Property

The property has a communal entrance with an 8-person lift to all floor, there are WCs on all floors.

The second-floor suite is within the eaves of the building and has dormer and velux windows. It has two entrances, a meeting room and teapoint.

### Specification

The specification provided is detailed below:

- Fully accessible raised floors with new carpets
- Perimeter trunking
- Suspended ceilings with new LED light
- Gas central heating
- Comfort cooling

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and the following net internal floor areas are provided:

	Sq. Ft.	Sq. M.	Parking
Second Floor Suite 7/8	2,110	196.02	8 plus overflow

### Local Facilities

Horsham St Faith offers various amenities within a five-minute walk, including a post office, a village shop and a public house. A regular bus service runs to and from Norwich.

### Tenure

New effectively full repairing and insuring leases are available on terms to be agreed.

### Rental & Service Charge

Quoting rent provided on request.

A service charge contribution for the maintenance of common parts and landscaping areas will be levied.

### Business Rates

According to the Valuation Office Agency website the Rateable Values and Rates Payable are as follows:

Second Floor (Suite 7/8) - £29,000 / £14,471



Contact Broadland District Council for further information on 01603 431 133.

### Energy Performance Certificate (EPC)

The building has an EPC asset rating of 73 which is in band C.

### Enquiries

Chris Squirrell  
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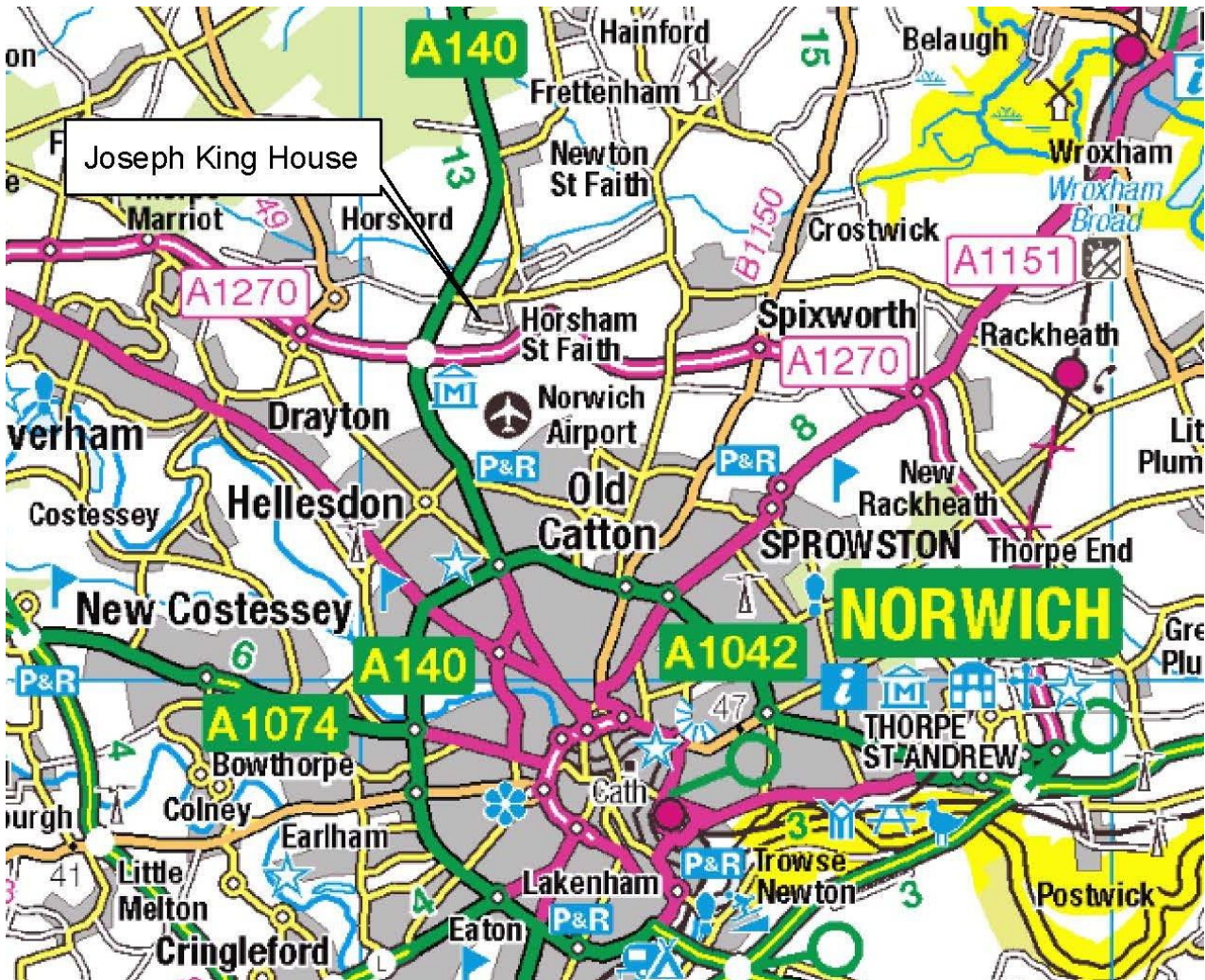
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Photographs of the second floor.





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