



Ground Floor Offices
900 sq. ft. (84 sq. m.)

- Modern offices
- Open plan suite with office & kitchen
- 4 parking spaces
- Close proximity to Norwich International Airport and the Northern Distributor Road

SUITE 2, ABBEY LODGE
HORSHAM ST FAITH, NORWICH, NR10 3JU

TO LET

Description

Abbey Lodge is located within Abbey Farm Commercial Park in Horsham St Faith. The property has two suites with a shared entrance hall, open plan office accommodation with on-site car parking and landscaped surrounds.

Location

Horsham St Faith is to the north of Norwich just off the main A140 Aylsham Road and Northern Distributor Route as well as being close to the Norwich International Airport.

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.

Accommodation

The suite is accessed by a shared entrance hall which houses two communal WCs.

The suite is an open plan suite with an office and an enclosed kitchen area. There are two communal WCs in the entrance hall however the neighbouring tenant does have access to their own integral WCs.

The specification includes:

- Floor boxes and perimeter trunking
- Suspended ceilings with recess lighting
- Gas central heating

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

Suite 2 900 sq ft (84 sq m) 4 car spaces (double parked)

Car Parking

The suite has its own parking area to the side which can accommodate around 4 cars if double parked and there is access to two overflow parking areas on the Park.

Tenure

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

Rental & Service Charge

Price upon application.

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

Energy Performance Certificate (EPC)

Please contact the agent for a copy of the EPC. The rating is D with an asset rating of 93.



Business Rates

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

£13,750 / £6,861

Where you have only one premises with a rateable value below £15,000 you could be eligible for a 75% discount on the rates payable.

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

Enquiries

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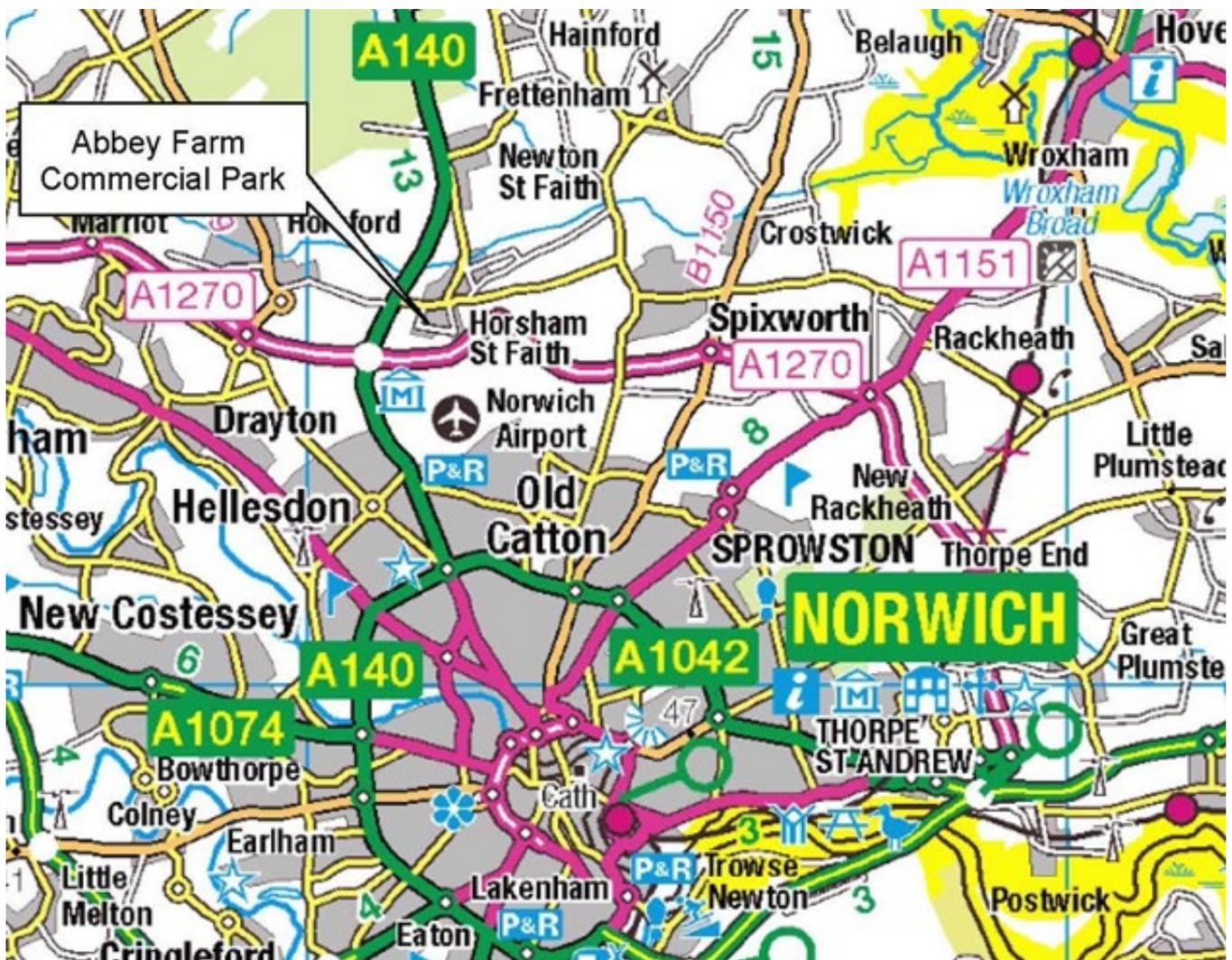
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General photographs of Suite 2 Abbey Lodge





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