



Waterside offices next to Brundall Gardens train station.

From 420 to 4,043 sq ft

- Five suites immediately available
- On-site car parking
- Access to high speed 1,000 MB line
- Direct access to Brundall Gardens trains

**BRUNDALL MARINA OFFICES, WEST LANE,
BRUNDALL, NORWICH, NR13 5RG
TO LET**

Location

Located within Brundall Gardens Marina which sits on the River Yare and is adjacent to the Brundall Gardens train station, which has trains to and from Norwich hourly.

The offices sit above the Marine Power showroom and workshops

The property is accessed from Brundall along the Postwick Lane and West Lane, continuing beyond the railway underpass.

Description

This modern property provides open plan first floor suites. Access is via an accessible ramped access to the side of the property. There are stairs and a lift to the first floor. The landing provides a communal kitchen and WC facilities.

The suites have velux windows in addition to the standard windows allowing lots of natural light.

The specification includes:

- Suspended ceilings with recessed lighting
- Air-conditioned comfort heating and cooling
- Perimeter trunking
- Double-glazing

There is a large parking area on site which is adjacent to the access to Brundall Gardens train station which has hourly trains to Norwich.

The landlord has access to a high-speed internet line providing up to 1000MB. Chunks are available from 10MB.

Accommodation

The following net internal floor areas are provided:

| | Sq M | Sq Ft |
|--------|---------------|--------------|
| Room 1 | 39.22 | 422 |
| Room 2 | 39.00 | 420 |
| Room 4 | 141.12 | 1,519 |
| Room 5 | 64.45 | 694 |
| Room 6 | 91.78 | 988 |
| | 375.57 | 4,043 |

Energy Performance Certificate

The property has an asset rating of 67, which falls within band C. A copy of the EPC is available upon request.

Terms

A new effectively FRI lease on terms to be agreed.

Rent on application.

Service Charge

A service charge for the common parts will be charged in addition. directly.



Utilities

Utilities will be metered and charged directly.

VAT

The property has been elected for VAT and so VAT will be payable on all charges from the Landlord.

Enquiries to:

To arrange a viewing or for further information, please contact:

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Brundall Gardens train station



Office parking area



Boats at the marina



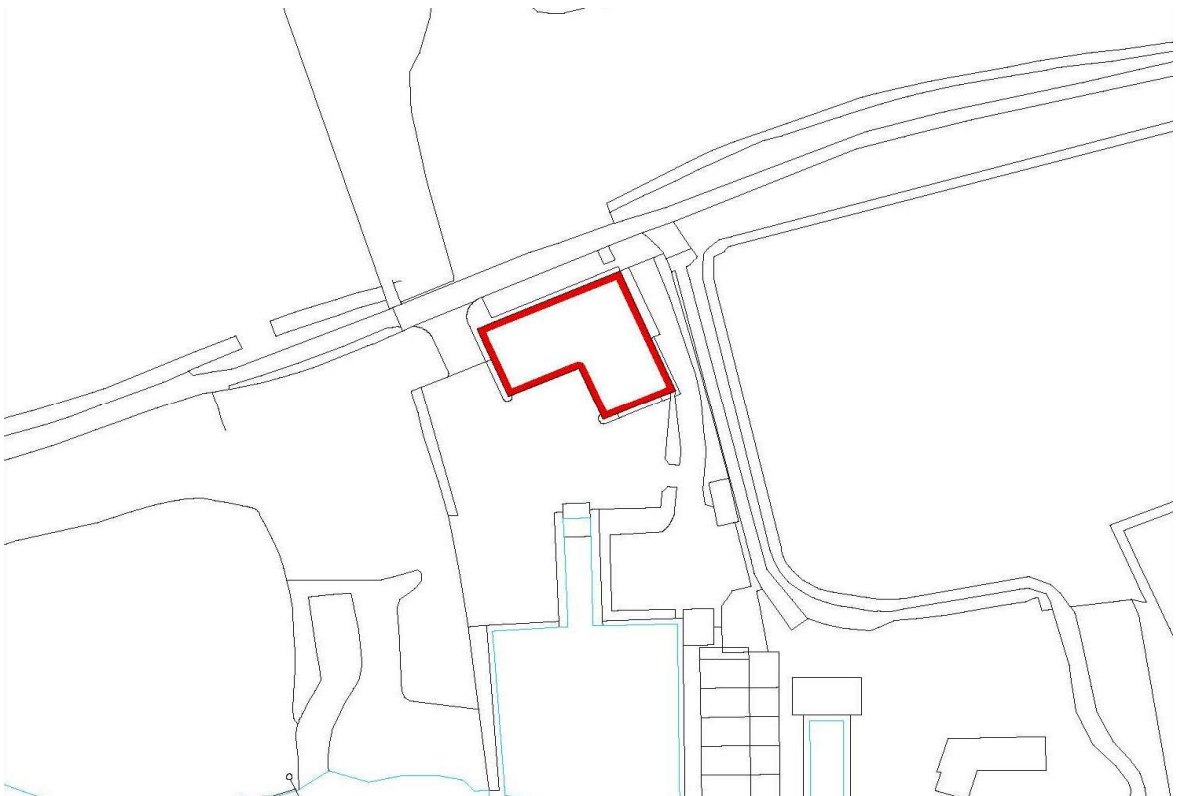
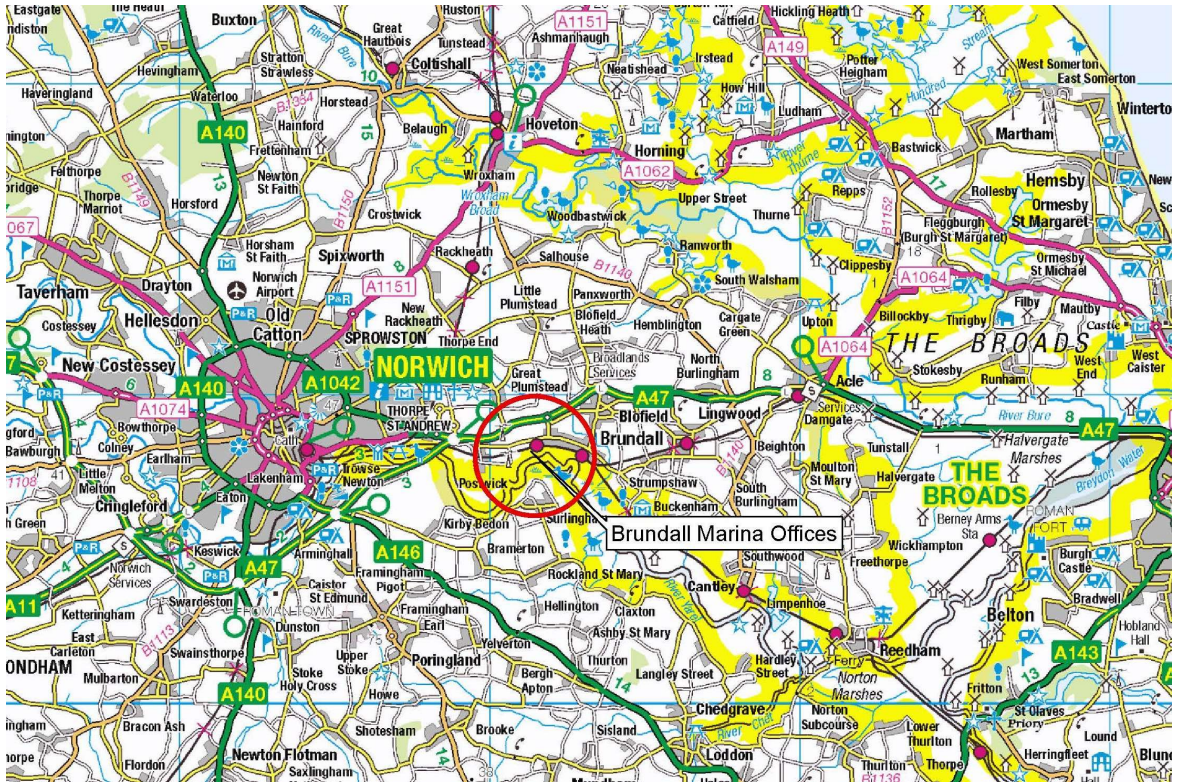
Ramp access to the office



First floor landing



Lift on the first floor



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