



## INSPIRATION & INTEGRATION HOUSE, DELFT WAY, NORWICH INTERNATIONAL BUSINESS PARK NR6 6BB

**FOR SALE | MODERN OFFICE BUILDING  
4,467 SQ FT (415 SQ M)**

- Established location to the north of the City
- 27 car parking spaces (1 space per 165 sq ft)
- Easy access to A1270 and outer ring road
- Rare freehold opportunity



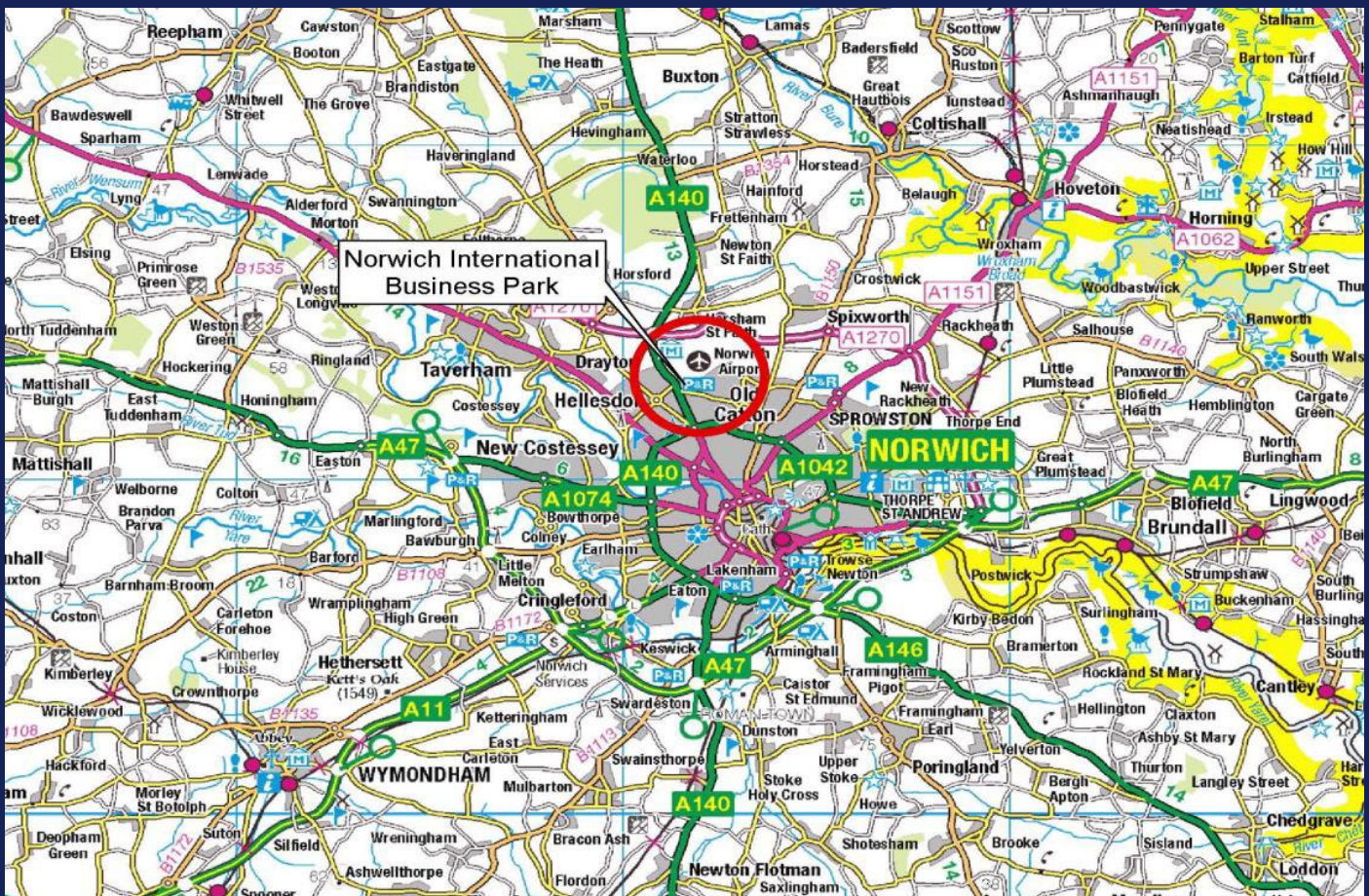
## LOCATION

The property is situated 3 miles north of Norwich City centre, adjacent to Norwich Airport and accessed via Amsterdam Way.

The A140 Cromer Road is a short drive to the west, where access is provided to the outer ring road 1 mile to the south and the A1270 (Broadland Northway) 1 mile to the north. Broadland Northway has enhanced road links to the A47 on the east side of the City.

The Norwich International Business Park is a recognised and established office location, having attracted occupiers who include Insight Financial Associates, Aquaterra Energy and Credo Capital Finance.

Amenities close by include a Holiday Inn and Premier Inn Hotel, a McDonalds drive through, Greggs and a Tesco Express, at the junction of Fifers Lane and Cromer Road.



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## SUMMARY

### Description

The property comprises two 2-storey semi-detached office buildings, with on-site car parking at the front and side.

Of steel frame construction with brick elevations, each building has its own separate entrance, male, female and disabled WCs in the core and stairs up to the first floors.

Originally built in 2004 to provide open office plan accommodation, demountable partitions have been constructed to form meeting rooms on all of the floors.

The following specification is provided:

- Comfort cooling and heating
- Raised floors
- Carpets
- Suspended ceilings with recessed lighting
- Aluminium double-glazed window units

Inspiration House provides mostly open-plan space on both floors, with some meeting rooms. The ground floor of Integration House has more meeting rooms and offices along with an extended open kitchenette.

### Accommodation

The following net lettable floor area is provided:

#### Inspiration House

Ground floor -	1,118 sq ft	(104 sq m)
First floor -	1,242 sq ft	(115 sq m)
<b>Total -</b>	<b>2,360 sq ft</b>	<b>(219 sq m)</b>

#### Integration House

Ground floor -	980 sq ft	(91 sq m)
First floor -	1,127 sq ft	(105 sq m)
<b>Total -</b>	<b>2,107 sq ft</b>	<b>(196 sq m)</b>

There are 27 dedicated car parking spaces at the front and side of the building, which represent 1 space per 165 sq ft.

### Additional information

#### Terms

The property is available freehold at a quoting price of **£675,000**.

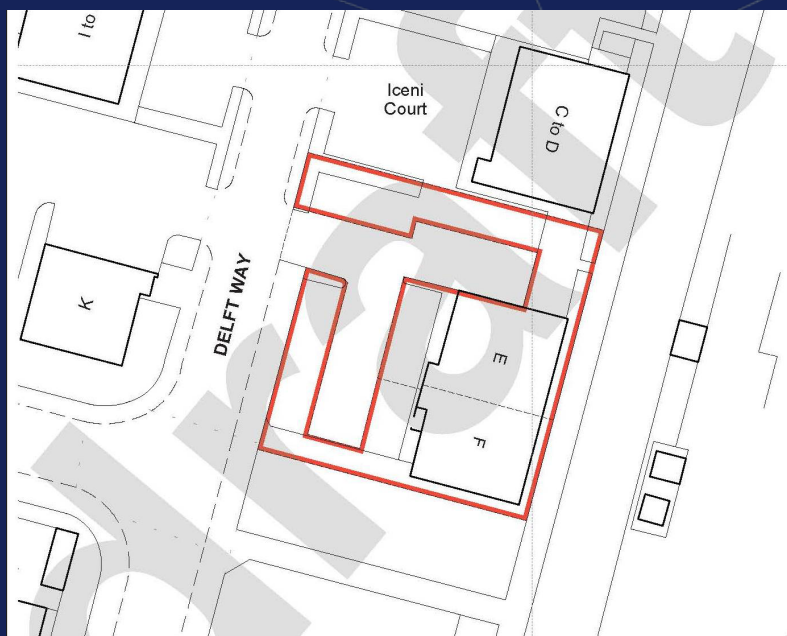
#### Business Rates

According to the business rates section of the gov.uk website, each floor is rated separately with the total RV being £49,000.

#### EPC

Inspiration House has an energy rating of 39B and Integration House has an energy rating of 25A.

A copy of the EPC is available upon request.





## GALLERY

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### Enquiries

Will Jones  
07899 061892  
william.jones@bidwells.co.uk

Chris Squirrell  
07887 830124  
chris.squirrell@bidwells.co.uk