

High Quality
Established Business Park

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Norwich NR7 0HR



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Nautilus and Lancaster Houses, St Andrews Business Park, Norwich NR7 0HR



Self Contained Office Buildings To Let – 442.49 - 1,701.15m² (4,763 – 18,311 SqFt)

- Modern Purpose Office Buildings
- High Specification
- Generous Car Parking
- Premier Out of Town Office Location

Description

The subject properties comprise two stand-alone, two storey buildings, providing a high specification, flexible offices throughout.

There are open plan offices on each floor, with reception and impressive full height atrium in each.

The specification includes:

- Air conditioning
- Fully accessible raised floors
- Suspended ceilings with recessed lighting
- Passenger lift

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Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate IPMS2 floor areas:

Nautilus House (10)

	Sq Ft	m ²
Reception	--	--
Ground Floor	4,763	442.49
First Floor	Let to Flooring Supplies Ltd	
TOTAL	4,763	442.49

Lancaster House (16)

	Sq Ft	m ²
Reception	715	66.43
Ground Floor	6,285	583.93
First Floor	6,250	580.61
	298	27.69
Gallery		
TOTAL	13,548	1,258.66

There is a total of 87 on site car parking spaces, which represents a ratio of 1 space per 214 Sq Ft.

Terms

The buildings are available either as a whole, or individually.

New full repairing and insuring leases are available on terms to be agreed. On the following rents:

Ground Floor, Nautilus House - **£74,000pa** exclusive

Lancaster House - **£208,000pa** exclusive

Business Rates

The properties have been entered onto the Valuation Office Agency website together as the following:

Description:	Offices and Premises
Rateable Value:	£255,000
Rates Payable 2020/2021:	£130,560

These will re-assessed once let.

Legal Costs

Each party to bear their own costs.

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has EPC rating: C

Viewing and further information

Strictly by appointment with the sole agent:

Arnolds Keys Commercial 01603 216825

Guy Gowing

guy.gowing@arnoldskeys.com

Nick O'Leary

nick.oleary@arnoldskeys.com

Joint Sole Agents with Bidwells 01603 763939

SUBJECT TO CONTRACT - GWBG/hcc/120/1

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