

Norwich | NR7 0TA
10 Meridian Business Park

ROCHE



SELF-CONTAINED MODERN OFFICE BUILDING TO LET

3,076 sq ft (286 sq m)

- Located in Norwich's prime business park area
- Well specified modern building providing open plan offices
- Excellent parking provision – 28 spaces
- Additional space potentially available

Office

01603 619876
www.rochesurveyors.co.uk

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Location

Meridian Business Park is situated on the east side of Norwich approximately 3.5 miles from the city centre, close to the intersection of the A47 Southern Bypass, the recently opened Broadland Northway (Northern Distributor Road) and the A1042 Yarmouth Road, a main arterial road. It forms part of a cluster of business parks in the prime location for out of town offices in the Norwich area.

Other occupiers of Meridian Park include **HSBC, Ashton Legal, Breakwater IT, St John's Ambulance, Pinnacle** and **Rossi Long**.

Description

The property comprises a modern semi-detached two-storey office, built to a high standard approximately 16 years ago with the following specification and features:

- Brick elevations
- Pitched roof with "slate-effect" covering
- Double-glazed pvc windows
- Lift and stairs to first floor
- Fully accessible raised floors to office areas
- Suspended ceilings with integral lighting
- Air-conditioning within the suspended ceilings
- Kitchen facilities on both floors
- Disabled toilet on ground floor
- Male and female toilets on first floor
- 28 potential car parking spaces, including disabled spaces and 'tandem' spaces
- Cycle parking
- Landscaping

The ground floor provides open plan offices. The first floor currently provides an open plan area with four offices, a store and a server room, constructed of light weight partitioning, which can be removed, adapted or remain to suit the needs of the new tenant.

Accommodation

The property has the following approximate floor areas on a net internal basis:

	sq ft	sq m
Ground Floor	1,494	138.8
First Floor	1,582	147.0
Total	3,076	285.8

Tenants requiring additional space may wish to note that part of the adjoining premises is available. Please contact the letting agents for further details.

Energy Performance Certificate (EPC)

The property has an EPC rating of C (65). A full copy of the certificate is available upon request.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed, at an initial rent of £54,000 per annum.

There is a service charge in respect of maintaining common areas within Meridian Business Park.

VAT

Rent and service charges are quoted net of any VAT which may be payable.

Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£48,250**. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Broadland District Council ((Business Rates: 01603 430604), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Legal Costs

Each party is to bear their own costs in the transaction.

Viewing

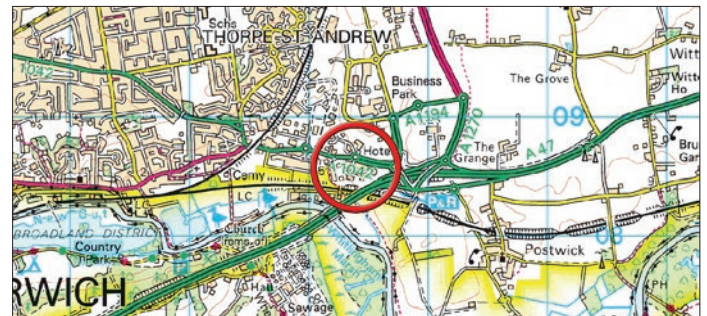
Strictly by appointment through the sole letting agents:

Roche:

Contact: James Allen

Tel: 01603 756332

Email: james.allen@rochesurveyors.co.uk



SUBJECT TO CONTRACT

You should be aware that the Code for Leasing Business Premises in England and Wales 2007 strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

The code can be found at www.leasebusinesspremisses.co.uk.

IMPORTANT NOTICE

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- The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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