



Offices at Cotman House

Bowthorpe Hall, Norwich, NR5 9AD

BROWN & CO



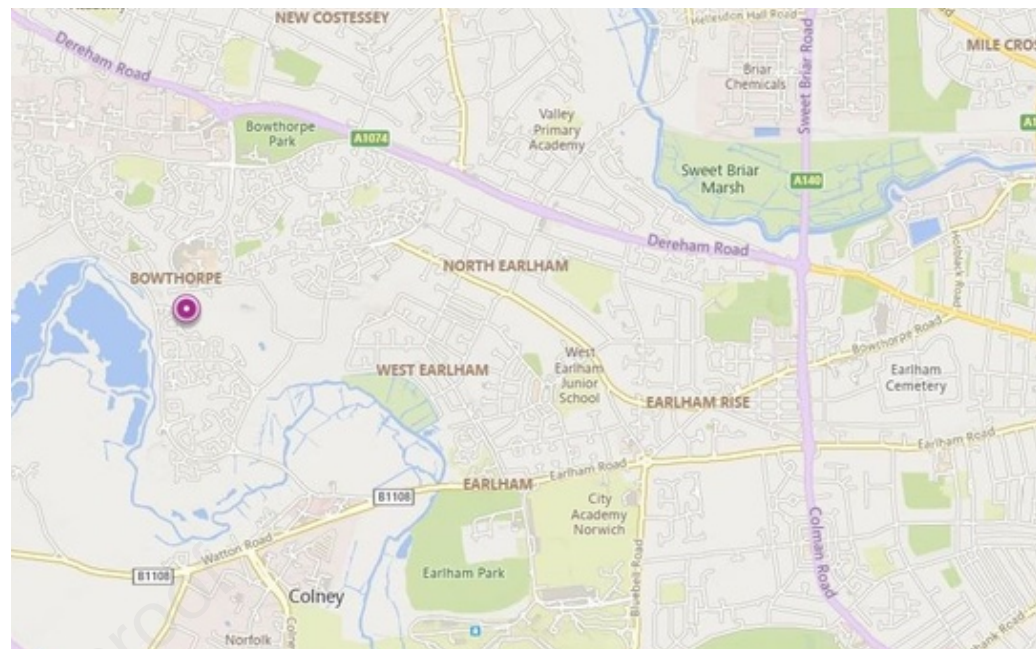
Offices at Cotman House, Bowthorpe Hall, Norwich, NR5 9AD

Office suites within picturesque grounds
TO LET

- Newly refurbished
- Generous carparking provisions
- Adjacent to Bowthorpe Main Centre
- Set within picturesque gardens

FROM £11,250 TO £70,550 PAX

775 sq ft (72 sq m) TO 5,349 sq ft (497 sq m)



DESCRIPTION

The offices are located within the Bowthorpe Hall complex, a distinctive office conversion set within attractive landscaped grounds on the western side of Norwich.

The office suites are arranged over two floors and incorporates multiple suites at ground floor level, along with a passenger lift and stairwell providing access to the first floor suite. The accommodation offers a variety of different sized office suites which benefit from good natural light and practical office layouts suitable for a mix of occupiers.

Ground floor suites benefit from their own separate access and access onto a central courtyard. The first floor office has open plan workspace and separate meeting rooms, suspended lighting and perimeter trunking. All offices have separate WC's and kitchenettes and are to be refurbished.

There is ample on-site allocated parking within the grounds of the estate.

LOCATION

Cotman House is situated within the established Bowthorpe Hall grounds, approximately 3 miles west of Norwich city centre. The property benefits from good access to the A47, providing links to the A11, A140 and the wider regional road network. Regular bus services are also available within a short walk (approximately 5 minutes).

Local amenities are available at the nearby Bowthorpe Shopping Centre, which provides a supermarket, café, takeaway food options and a healthcare centre. The wider Bowthorpe Hall campus is home to a range of office occupiers, including Norvic Training and the Little Lifts charity.

SERVICES

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

The property is currently assessed as a single hereditament and will require reassessment on an individual basis. For further information please contact the Business Rates team at Norwich City Council.

LEASE & RENTAL TERMS

The offices are available to let on new effectively full repairing and insuring leases for a term of years to be agreed.

SERVICE CHARGE

A service charge will be levied in relation to utilities and repair and

maintenance of the common areas. Please contact the agent for further information.

EPC

The property has an EPC rating of D(87).

VAT

It is understood that the property is elected for VAT and VAT therefore will be charged in addition to the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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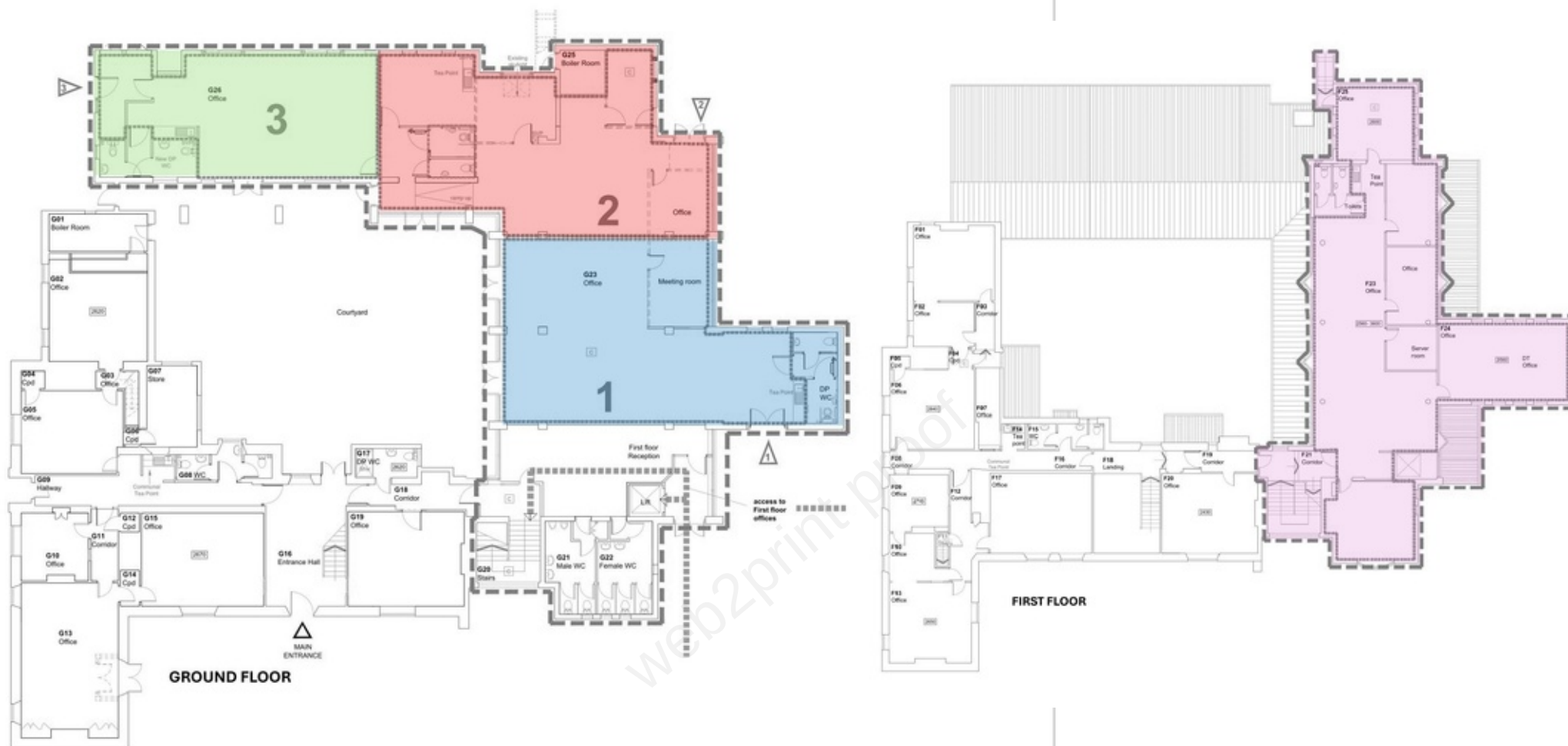
Ben Common

01603 756340

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	Sq ft	Sq m	Rent (pax)
Ground floor			
Suite 1	1,205	112	£16,870
Suite 2	1,195	111	£16,730
Suite 3	775	72	£10,850
First floor	2,174	202	£26,100
Total	5,349	497	£70,550



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