

Brand New Offices To Let

148 – 3,368 sq ft (14 - 313 sq m)

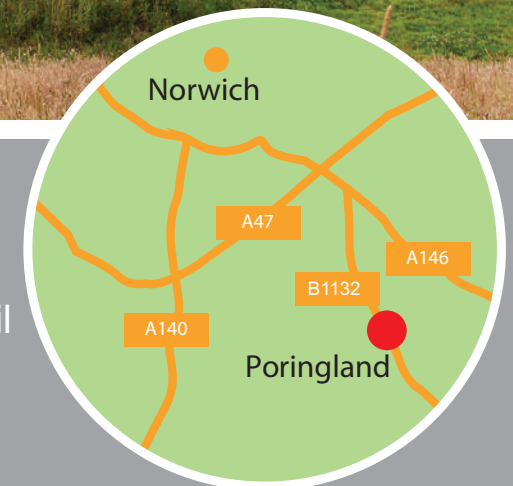
Business Space

South Norfolk
COUNCIL



Crafton House, Rosebery Business Park,
Mentmore Way, Poringland, Norwich, NR14 7XP

- Prestigious new development by Big Sky Developments Limited for South Norfolk Council
- High specification offices with parking
- Flexible leases available
- Available for immediate occupation



Location

Poringland is a large and thriving village to the south-east of Norwich on the B1332 Norwich to Bungay road, approximately 3.5 miles (5.6 km) from the A47 Southern Bypass. Poringland and the adjoining village of Framingham Earl are expanding rapidly and provide a comprehensive range of local services.

Crafton House is prominently situated on Rosebery Business Park, a prestigious new commercial development currently being undertaken by Big Sky Developments Limited, a company owned by South Norfolk Council.



Description

Crafton House was completed in April 2016 and is the first of five similar buildings that are proposed on the business park. The property is arranged over two floors and overlooks the landscaped lagoon to the front of the business park.

It enjoys the following specification and features:

- Attractive rural setting
- Close to village amenities
- Central reception area and business lounge
- Free visitor wifi
- Ample free parking
- Comfort cooling and heating
- Open-plan suites of varying sizes
- Superfast Broadband available
- Raised access floors and suspended ceilings
- Lift and stairs to first floor
- Communal kitchen and separate male and female toilets on each floor
- Meeting rooms for use by tenants (subject to separate charge)

Adjoining suites and wings can be combined and there will be scope to lease similar buildings of approximately 9,245 sq ft (859 sq m) in their entirety.

Terms

Suites are available to let for a preferred minimum term of 3 years. Leases will be on internal repairing terms with a service charge in respect of a proportion of the Landlord's expenditure on maintaining external areas, the exterior of the building, common parts and shared services.

Consideration will be given to shorter leases and to tenancy arrangements for up to 12 months and on an 'all inclusive' basis (excluding business rates). Please refer to the latest available schedule for up to date pricing and availability.

VAT

The Landlord will charge VAT on the rent and service charge.



Rates

The business rates were being assessed at the time of print. Once these have been assessed, details will be available at www.voa.gov.uk.

Energy Performance Certificate

The building has been assessed and has an Energy Performance Asset Rating of B (33).

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

Viewing

Strictly by appointment through the sole letting agents: Roche Chartered Surveyors

Contact: James Allen
Tel: 01603 756332
Email: jamesa@rochecs.co.uk

Contact: Ben Common
Tel: 01603 756340
Email: benc@rochecs.co.uk



Not to scale, for indicative purpose only.

Subject to contract

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Important notice

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- a) 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.
- b) 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.
- c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property

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Poringland – Rosebery BP, Roxburgh House (Availability Schedule):

Unit	Floor	Size (sq ft)	Size (sq m)	Yearly rent (+ VAT)	Yearly Service Charge + VAT (2020-2021)	Rateable Value	Security Deposit	Available
GF1	Ground	340	31.6	£5,780	£1,428	TBA	£1,734	Now
GF2	Ground	337	31.3	£5,729	£1,415	TBA	£1,719	Under Offer
GF3	Ground	810	75.2	£13,770	£3,402	TBA	£4,131	Under Offer
GF4	Ground	338	31.4	£5,746	£1,420	TBA	£1,724	Under Offer
GF5	Ground	340	31.6	£5,780	£1,428	TBA	£1,734	Now
GF6	Ground	814	75.6	£13,838	£3,419	TBA	£4,151	Under Offer
FF7	First	339	31.5	£5,763	£1,424	TBA	£1,729	Under Offer
FF8	First	405	37.6	£6,885	£1,701	TBA	£2,066	Under Offer

Poringland – Rosebery BP, Crafton House (Availability Schedule):

Unit	Floor	Size (sq ft)	Size (sq m)	Yearly rent (+ VAT)	Yearly Service Charge + VAT (2020-2021)	Rateable Value	Security Deposit	Available
GF5	Ground	148	13.80	£2,442	£622	£1,775	£733	Now
FF6	First	369	34.25	£6,088	£1,549	£4,450	£1,826	Now
FF7	First	930	86.40	£15,345	£3,906	£10,000	£4,603	Now

Tenants may qualify for Small Business Rates Relief (100% relief) on suites with a Rateable Value of less than £12,000.