

OFFICES TO LET

Merrifields
CHARTERED SURVEYORS

Hillier House Complex | Norwich Road | Watton | Norfolk | IP25 6JX



- Offices available from 1,742 to 4,144 sq ft
- Available as a whole or in part
- Located on Norwich Road, Watton
- Neighbouring occupiers include a Gym and Nursery
- Available to lease on terms to be agreed

DESCRIPTION

Hillier House is a small roadside business complex that has been improved to provide good quality office accommodation. The specification includes; Air cooling, IT cabling, Hardwood floors, Double glazing, Perimeter trunking and Carpeting.

There is ample on site car parking available and a significant lawned area which could be made available to suit a particular tenants requirements. The offices could be suitable for alternate uses. Other uses at Hillier House include; a gym, a children's play centre and a children's day nursery.



ACCOMMODATION

The property has been measured to produce the following Net Internal Areas:

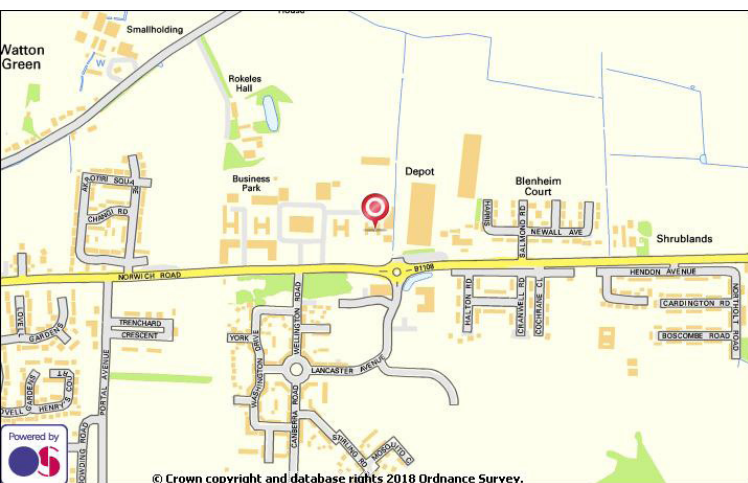
Unit 6 (GF)	161.85 sq m	(1,742 sq ft)
Unit 7 (FF)	223.25 sq m	(2,402 sq ft)
Units 6 & 7	385.1 sq m	(4,144 sq ft)

AVAILABILITY

The offices are available as a whole (or possibly in parts), on a new lease, for a term and on terms to be agreed.

RENT

£20,000 per annum exclusive.



Viewings and Further Information:

Tel: 01284 700700

Email: info@merrifields.co.uk

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VAT

The property is not opted for VAT.

BUSINESS RATES

The Rateable Values are subject to alteration. Contact our office for further information.

SERVICE CHARGE

The tenant will reimburse the landlord a fair and reasonable proportion of the service charge.

COSTS

The purchaser or tenant will cover any abortive costs incurred by our client.

USE AND PLANNING

The current Planning is B1 office use. Occupiers should make their own enquiries to the local planning authority regarding their proposed use. The premises may be suitable for D1, D2 and other uses subject to planning permission.

EPC

The EPC rating is E [113].

Ref. A6258/27.06.18

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CHARTERED SURVEYORS

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