



DETACHED OFFICE PREMISES WITH PARKING

FOCUS HOUSE, JUPITER ROAD, NORWICH, NR6 6SU

- Accessible ring road location
- 22 car parking spaces
- Fenced and gated site

TO LET £28,000 P.A.X. | 128.6 sq m (1,384 sq ft)

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LOCATION

The premises are situated on Jupiter Road, approximately 2.5 miles north of Norwich City Centre, off the A1042 Mile Cross Lane, which forms part of the cities outer ring road.

The area is a mixed use location and nearby occupiers include B&M Discount retail warehouse, Smurfit Kappa, and various showrooms, motor dealerships, warehouse/industrial, drive thru and builders merchants premises.

DESCRIPTION

This is a detached modern single storey office premises occupying a self-contained fenced and gated site with car parking for 22 cars.

Internally, the premises provide a main open plan reception office, private office and large open plan office/training room, together with WC, shower and kitchen facilities.

The specification includes carpet tiled floors, modern suspended ceilings incorporating fluorescent strip tube light fittings, a gas fired wet radiator central heating system, together with double glazed windows.

ACCOMMODATION

Measured on a net internal basis, the property comprises the following floor areas:

| Description | Sqft | Sqm |
|-------------|-------|-------|
| Offices | 128.6 | 1,384 |
| Total NIA | 128.6 | 1,384 |

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.

TOWN AND COUNTRY PLANNING

The property has previously operated within Class E and would be suitable for a wide variety of office, retail, leisure and recreational uses.

BUSINESS RATES

Business rates are to be the responsibility of the tenant. The property has the following rating:

Rateable Value - £18,750

Rates Payable for 2026/2027 - £8,100

LEASE & RENTAL TERMS

The property is available to let on a new full repairing and insuring lease for a number of years to be agreed.

RENT

£28,000 per annum exclusive.

EPC

The property has an EPC rating of C(65).

VAT

It is understood that VAT is not applicable and will not 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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