

Norwich | NR7 0TA
11 Meridian Way, Meridian Park

ROCHE



HIGH SPECIFICATION MODERN OFFICE TO LET

1,537 sq ft (142.8 sq m)

- Ground floor suite
- 7 on-site car parking spaces
- Located on popular business park close to Postwick junction
- To be refurbished - providing open-plan accommodation

Office

01603 619876
www.rochesurveyors.co.uk

Norwich | NR7 0TA

11 Meridian Way, Meridian Park

ROCHE

Location

Meridian Park is located approximately 3.5 miles east of Norwich city centre at the junction of the A1042 Yarmouth Road with the A47 southern bypass. The new Northern Distributor Road is also within a short drive providing easy access to Norwich Airport.

This area of Norwich is the city's premier out of town business location.

Other occupiers on Meridian Park include **HSBC, Ashtons Legal, Audi** and **St. Johns Ambulance**. Nearby amenities include **The Fieldfare Family Pub & Restaurant, Bannatyne's Health Club, a Costa Drive-thru, Just Learning Nursery** and the **Postwick Park & Ride**.

Description

The property is a ground floor office which is to be refurbished to provide the following:

- Raised floors
- Comfort cooling
- Suspended ceilings with recessed LED lighting
- Male, female and disabled WC's

The premises will be provided as open-plan accommodation.

Externally there are 7 car parking spaces (6 plus 1 disabled).

Accommodation

The property has the following approximate net internal area:

Ground Floor: **1,537 sq ft (142.8 sq m)**

Terms

A new FRI lease on terms to be agreed.

Rent

£27,000 per annum exclusive, plus VAT.

Energy Performance Certificate

The suite forms part of a building which has an EPC rating of **C(71)**. This may need to be reassessed once refurbishment works have been completed.

Rates

The suite is currently assessed together with the first floor suite with a combined Rateable Value of **£45,500** (in the 2017 Rating List). This is not the annual rates payable. The suite will need to be reassessed.

The rates payable will depend on the occupier's circumstances and can be obtained from either Broadland District Council (Business Rates: 01603 431133), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by appointment through the joint letting agents:

Roche:

Contact: Graham Jones

Tel: 01603 756338 / 07496 164609

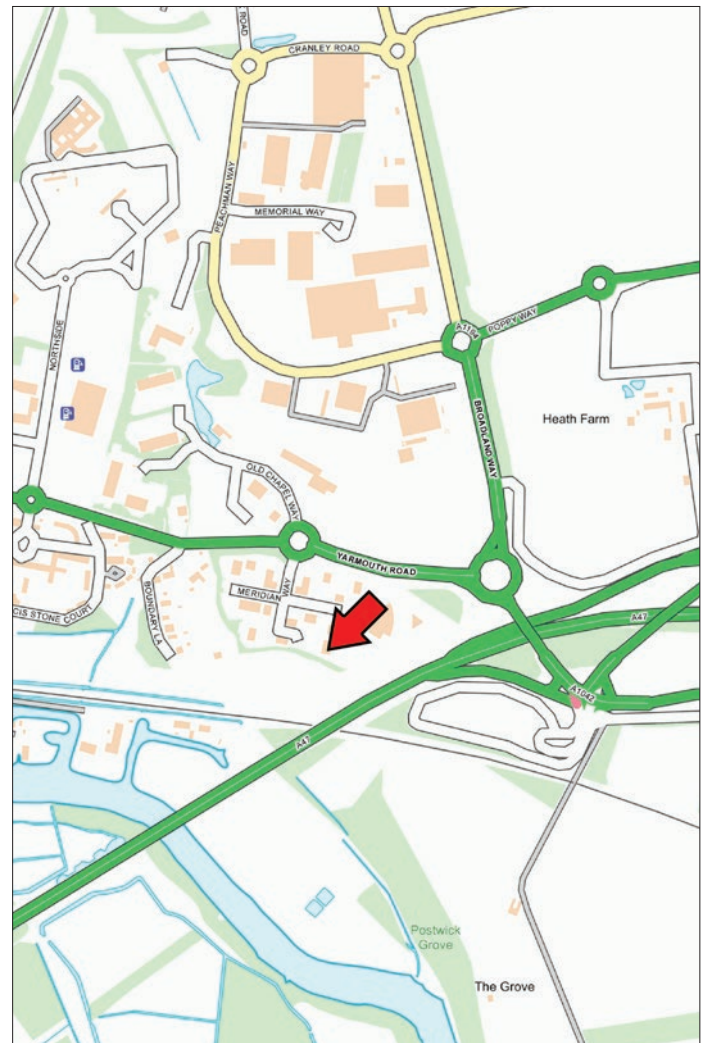
Email: graham.jones@rochesurveyors.co.uk

Lambert Livesley King:

Contact: David Lambert

Tel: 01603 926166 / 07794 097379

Email: david@lambertlivesleyking.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.leasebusinesspremise.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:

- 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.
- 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.

Norwich | NR7 0TA

11 Meridian Way, Meridian Park

ROCHE



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.leasingbusinesspremises.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:

- 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.
- 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.