



OFFICE PREMISES WITH 32 PARKING SPACES

486 SPROWSTON ROAD, NORWICH, NORFOLK, NR3 4DY

- Well located fronting Sprowston Road, inside Norwich's inner ring road
- 32 carparking spaces
- Suitable for a variety of uses S.T.P.

Anna Smith

Brown&Co

M: 07788 368078

T: 01603 598248

E: anna.smith@brown-co.com

TO LET £37,000 PAX | 146.3 Sqm (1,575 sqft)

Norwich

The Atrium, St Georges St Norwich, NR3 1AB

T 01603 629871 | E norwich@brown-co.com

BROWN & CO

LOCATION

The property is situated in a busy location on the Norwich Inner Ring Road. The area is popular with a mix of commercial occupiers who benefit from the densely populated area.

The property is situated next to the Brickmaker's Public House, prominently on the Sprowston Road at its junction with the A1042, part of Norwich's inner ring road.

The recently refurbished Aldi, situated close by on Sprowston Road underlines the area's busy and prominent location.

DESCRIPTION

The property comprises a single storey brick-built building with flat roof and UPVC double glazed windows.

Internally, the accommodation has been sub-divided with glazed partitions to provide a combination of open plan and private offices with additional boardroom. The offices have suspended ceilings with modern lighting, air-conditioning and carpeted floors throughout. There is a large separate kitchen and male and female WCs. We understand the property also benefit from a 3 -phase electricity supply and an EV charging point.

Externally, the property has 5 parking spaces and the front of the property and a large rear carpark offering a further 27 parking spaces.

The neighbouring property benefits from a right of access over the roadway at the side of the subject property.

ACCOMMODATION

Description	Sqft	Sqm
Office	1,316	122.3
Kitchen	130	12.1
WC	129	11.9
Total NIA	1,575	146.3

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.

We understand the property is connected to mains electricity, water and sewage.

BUSINESS RATES

Business rates will be the responsibility of the occupier. The premises have the following assessment:

Rateable Value - £22,750
Rates payable - £9,828

RENT & RENTAL TERMS

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed at a rent of £37,000 per annum exclusive.

EPC

The property has an EPC rating of A(24).

VAT

It is understood that VAT is not applicable and will not be charged in addition to the rent.

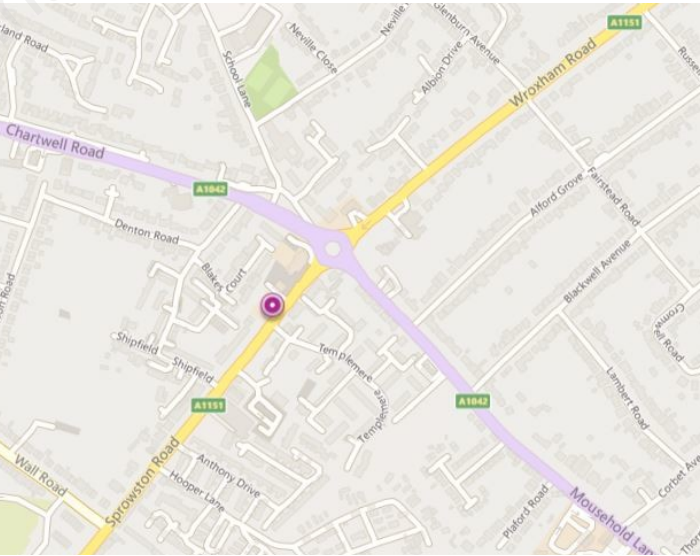
LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Brown&Co
Anna Smith
01603 598248
07788 368078
anna.smith@brown-co.com



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated