



Ground & second floor offices
2,110 & 2,358 sq ft (196.02 & 219 sq m)

- Newly refurbished, high specification offices including comfort cooling
- Close proximity to Norwich International Airport and the Northern Distributor Road
- Car parking at 1:263 sq. ft. plus overflow

**JOSEPH KING HOUSE,
HORSHAM ST FAITH, NORWICH, NR10 3JU**

TO LET

Description

Joseph King House is located in a prominent position at the entrance of Abbey Farm Commercial Park in Horsham St Faith. The building offers high quality, open plan office accommodation on 3 floors, with on-site car parking and landscaped surrounds.

Location

Horsham St Faith is to the north of Norwich just off the main A140 trunk road, just beyond Norwich International Airport intersected by the Northern Distributor Route (A1270).

The Property

The property has a communal entrance with an 8-person lift to all floor, there are WCs on all floors.

The ground floor suite occupies the western end of the property and is mainly open plan office space. There is a sizeable meeting room, kitchen break area, store and server room in addition.

The second-floor suite is within the eaves of the building and has dormer and velux windows. It has two entrances, a meeting room and teapoint.

Specification

The specification provided is detailed below:

- Fully accessible raised floors with new carpets
- Perimeter trunking
- Suspended ceilings with new LED light
- Gas central heating
- Comfort cooling

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and the following net internal floor areas are provided:

	Sq. Ft.	Sq. M.	Parking
GF Suite 1	2,358	219.06	9
SF Suite 7/8	2,110	196.02	8
Total	4,468	415.09	17

There is overflow parking in addition to the spaces listed.

Local Facilities

Horsham St Faith offers various amenities within a five-minute walk, including a post office, a village shop and a public house. A regular bus service runs to and from Norwich.

Tenure

New effectively full repairing and insuring leases are available on terms to be agreed.

Rental & Service Charge

Quoting rent provided on request.

A service charge contribution for the maintenance of common parts and landscaping areas will be levied.



Business Rates

According to the Valuation Office Agency website the Rateable Values and Rates Payable (24/25) are as follows:

Ground Floor (Suite 1)	£31,750/ £15,843
Second Floor (Suite 7/8)	£29,000 / £14,471

Contact Broadland District Council for further information on 01603 431 133.

Energy Performance Certificate (EPC)

The building has an EPC asset rating of 73 which is in band C.

Enquiries

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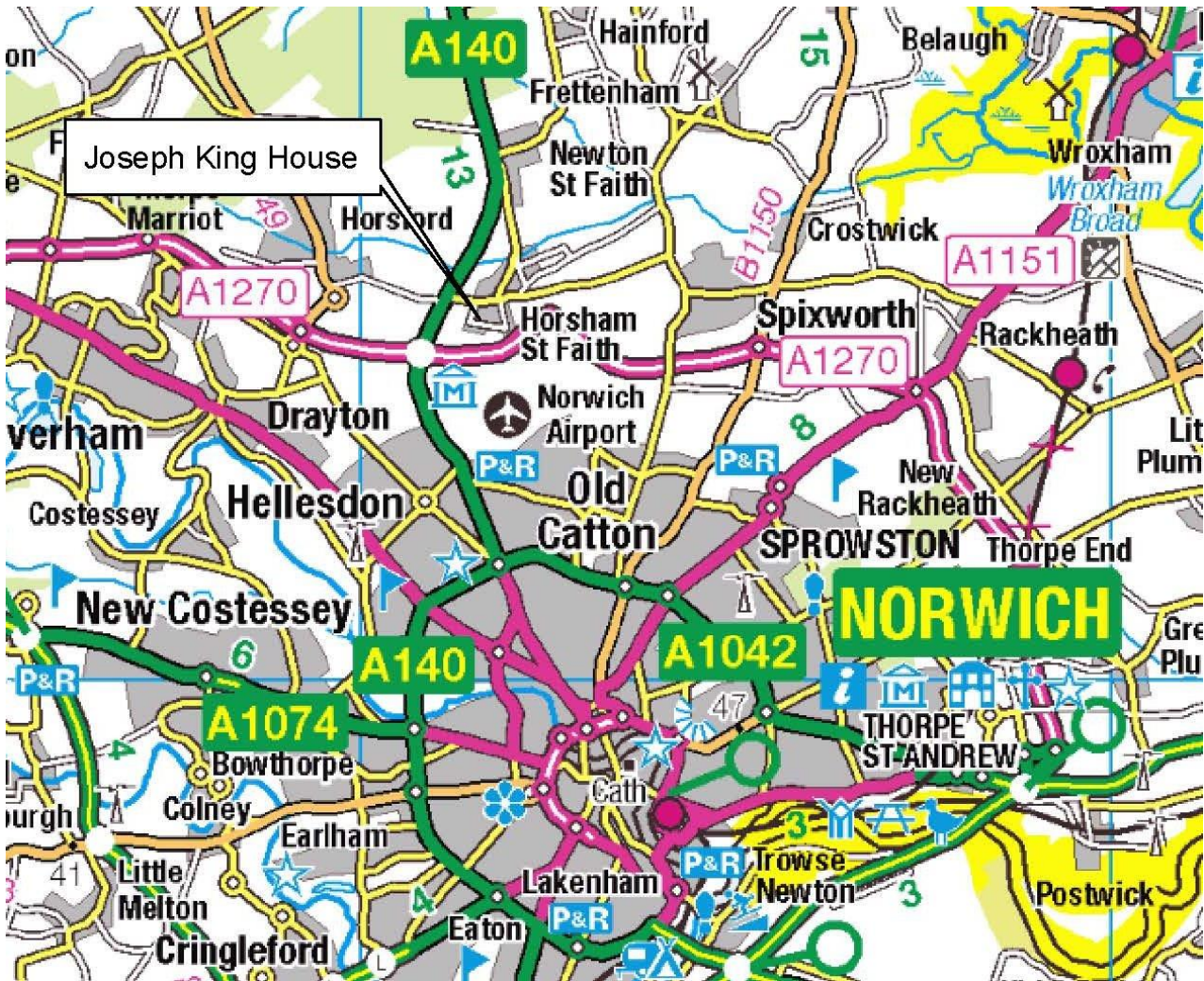
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Photographs of the second floor.





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