

KESWICK HALL



KESWICK HALL ROAD, KESWICK, NORFOLK NR4 6TJ



TO LET

CHARACTERFUL OFFICES WITH MODERN FACILITIES AND AMPLE PARKING



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Keswick Hall is a characterful Grade II Listed property which has recently been refurbished to provide high quality office accommodation. The property has south facing walled gardens to the rear, a heated outdoor swimming pool, tennis courts and a generous parking provision.

The majority of suites are self-contained with their own kitchen and WC facilities. The suites have generous floor to ceiling heights, excellent natural light and numerous period features throughout. Suite 9 offers a range of rooms with lift access, a communal kitchen and WC facilities. Many of the rooms within Suite 9, and generally within the Hall, can be combined to form a variety of areas.

The Hall benefits from a dedicated fibre optic line which is available for tenants' use.

Location

Keswick Hall is situated on the edge of Keswick, a village approximately 4 miles south of Norwich City centre. The Hall is ideally located for accessing both the A140 Norwich to Ipswich Road and A47 southern bypass. Norwich International Airport is located approximately 7 miles north of the property and provides a number of domestic and European routes including a daily service to Amsterdam Schiphol. Norwich Railway Station, located on the east side of the City centre provides a half hourly service to London Liverpool Street.



The building, originally the property of the Gurney family, was built in 1817 with later additions in 1839. It was occupied for use by the Teacher Training College from 1948 until 1981. Since that point it has been in use as offices.

Accommodation

There are a variety of suite sizes within the Hall from 264 to 4,988 sq ft (25 to 463 sq m) with a total of 21,463 sq ft (1,994 sq m) over ground, first and second floors. For up to date availability, please see the enclosed schedule.

Amenities include:

- Fibre optic internet line
- Swimming pool & tennis courts
- Gas fired central heating
- Public transport in walking distance
- Ample on-site parking

There is the Marsh Harrier Pub & Restaurant and Tesco's supermarket within one mile.

Terms

New leases are available upon terms to be agreed.

Rent

Upon application.

Service Charge

A service charge will be levied on a pro rata basis.





To arrange a viewing or for further information contact the joint agents:

 BIDWELLS 01603 763 939 <small>bidwells.co.uk</small>	Arnolds Keys 01603 620551 <small>arnoldskays.com/commercial</small>
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Disclaimer: these particulars do not constitute an offer or contract or any part thereof. The agents do not make or give either in these particulars or during negotiations or otherwise any warranty or representations whatsoever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising there from. All statements are made without responsibility on the part of the agents or their vendors or lessors, and no responsibility is taken for any omission, error or mis-statement. All intending purchasers or tenants must satisfy themselves as to any matter concerning the premises, by inspection, independent advice, or otherwise. All rentals and prices are quoted exclusive of VAT unless confirmed otherwise. March 2019.



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Ground Floor

Suite 1	1,940
Suite 4	614 Under offer
Suite 7A	392
Suite 7B	354

Split over Ground & First Floors

Suite 5	1,389
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First floor

Suite 7C	156
Suite 7D	189
Suite 7E	288
Suite 9B	310 Under offer
Suite 9D	953
Suite 3B	1,681

Second floor

Suite 7F	282
Suite 7G	415

The Chapel

First Floor	2,435
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Total **11,399 sq. ft.**