



Freehold detached office with parking

5,541 sq ft (515 sq m)

- Investment opportunity or potentially vacant possession
- Flexible, open-plan space
- Parking ratio of 1 space per 252 sq ft

**6 ALKMAAR WAY, NORWICH
INTERNATIONAL BUSINESS PARK,
NORWICH, NR6 6BF**

Location

The property is situated on Norwich International Business Park which is next to Norwich International Airport. The Park enjoys excellent access to Norwich's arterial routes with the recent completion of Northern Distributor Road.

Other occupiers on the Business Park include Aqua Terra Energy, Insight Financial Services and Farnell Clarke.

Local amenities include a Holiday Inn, Premier Inn, Busy Bees Day Nursery and McDonalds.

Description

The property, which was constructed in 2004, has an impressive glazed entrance with stairs and lift to the first floor. There are ladies, gents and accessible WCs on both floors. The entrance hall and WCs form the central core, which is supplemented by the boiler room.

The offices form a C shape on both ground and first floors. The ground floor has the main kitchen and there is a further teapoint and breakout room to the first floor.

The occupant has installed a boardroom and corner office to the first floor and a small office on the ground floor. Otherwise the offices are open plan with multiple windows providing excellent natural light.

The specification includes:

- Suspended ceilings with recessed lighting
- Fully accessible raised floors
- Heating is via radiators throughout the offices
- Double-glazing
- AC units throughout

There are 22 marked car spaces in the front and side parking areas. Externally, there is also a covered cycle rack.

Accommodation

The property provides the following Gross Internal Areas:

Floor	Use	Sq M	Sq Ft
Ground	Offices	244.09	2,627
	Boiler room / store	8.84	95
First	Offices	244.31	2,630
	Store	8.74	94
	Comms room / store	8.82	95
Total		514.80	5,541

VAT

The property has been elected for VAT. VAT is payable therefore on the sale price.

Business Class Use

Offices formerly B1(a) now Class E(g)(i).



Terms

The freehold ownership of the property is available. There is a lease in place to Kingswood Learning and Leisure Group Limited until 28th September 2024 at a rent of £100,860 which is £18.20 psf.

A surrender of the Lease to enable an owner to occupy the premises can potentially be agreed with the Tenant.

Business Rates

According to the Valuation Office website the Rateable Value is £56,000 as from 1st April 2023.

Energy Performance Certificate

The property has an EPC rating of C66

Enquiries to:

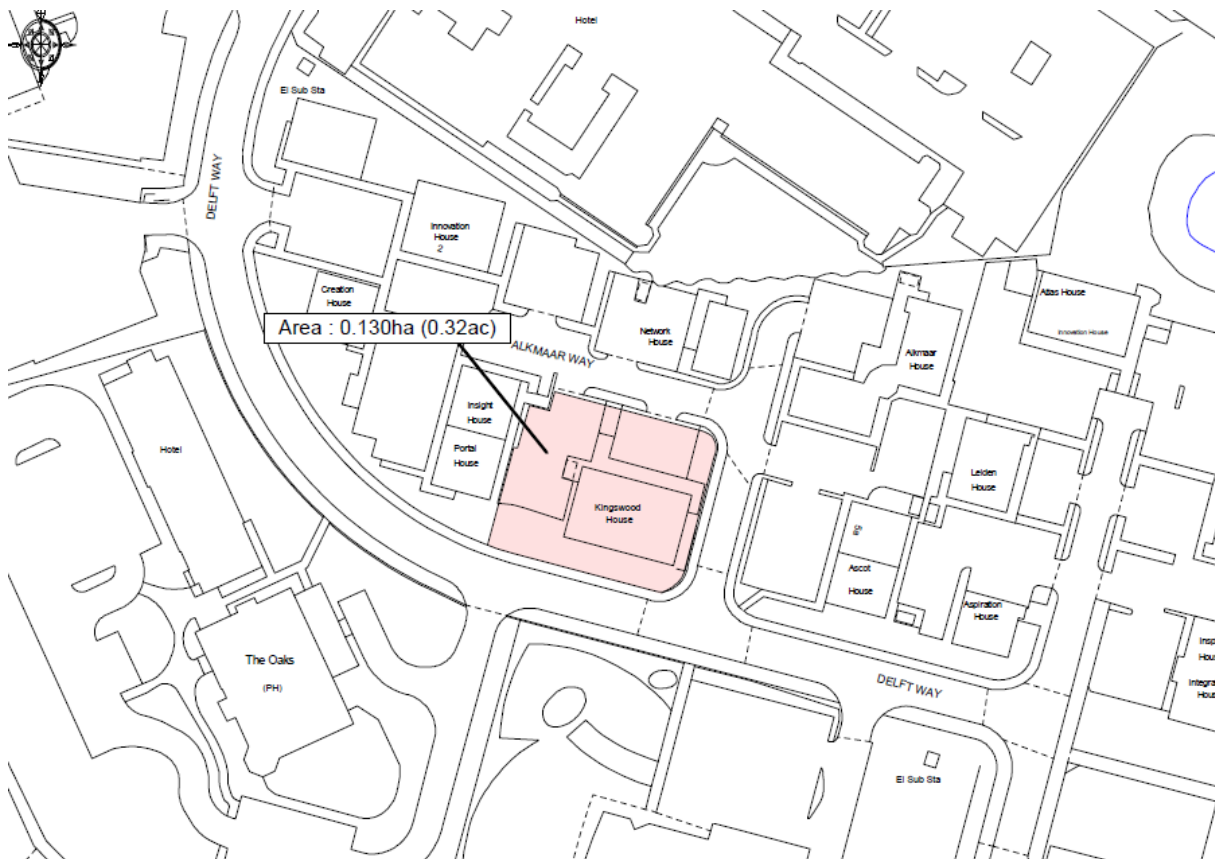
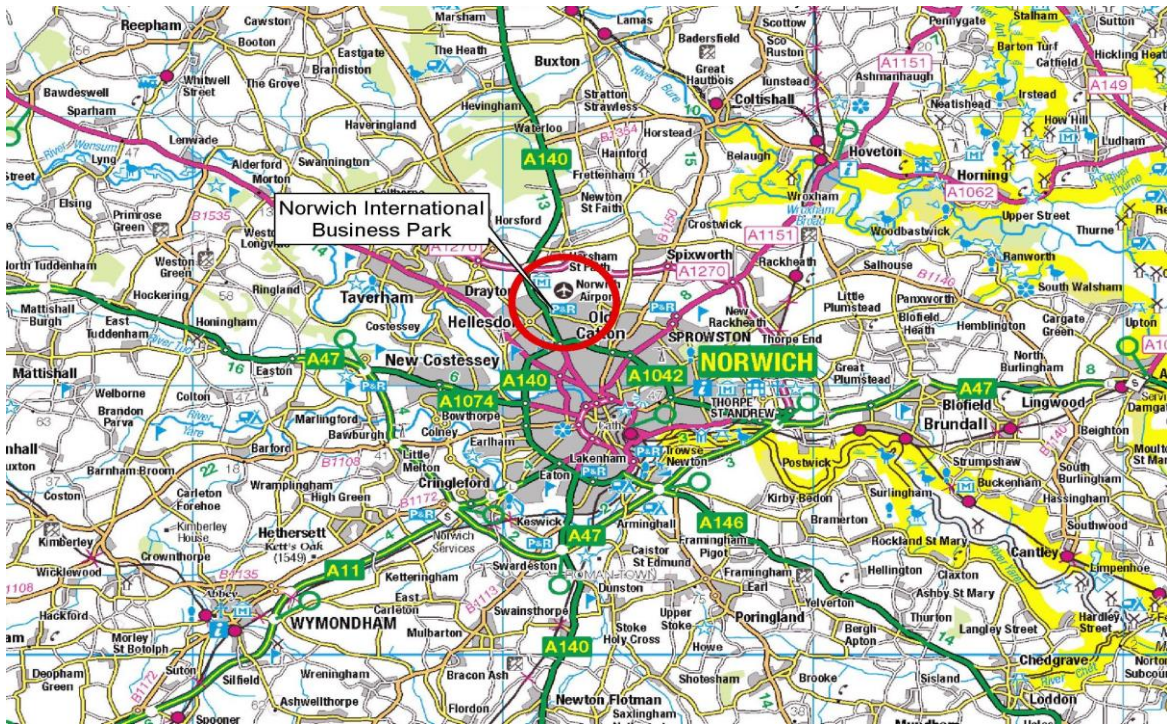
To arrange a viewing or for further information, please contact:

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