



DISCOVERY HOUSE, 4 NORWICH BUSINESS PARK, WHITING ROAD, NORWICH, NR4 6DJ

**TO LET | LAST REMAINING SUITE WITH GENEROUS PARKING
GROUND FLOOR EAST – 3,800 SQ FT (353 SQ M)**

- Flexible, mostly open plan space
- 15 on-site car parking spaces
- Established location on the south side of the City
- Easy access to the A47 and the outer ring road

SUMMARY

Description

Discovery House is a modern, self-contained building providing offices on the ground and first floors, with a lower ground floor canteen.

Each floor has two rectangular shaped wings and offers mostly open plan space, with some glazed separate offices and meeting rooms. There is a full height entrance reception, male & female WCs in the communal areas on both floors, and a passenger lift and stairs leading to all floors.

The following specification is provided:

- Fully accessible raised floors
- Comfort cooling and gas-fired central heating
- Suspended ceilings with recessed lighting
- Double glazed opening windows
- Kitchen facilities to each suite

The lower ground canteen does not have raised floors.

Accommodation

The following net lettable area is provided:

Ground floor east:

3,800 sq ft 353.03 sq m

There are **15 on-site car parking spaces**, which represents a ratio of 1 space: 260 sq ft.

In addition, there is a lower ground floor former canteen of 2,432 sq ft. This could be used for ancillary or storage purposes but has no parking.

Further details upon request.

Additional information

Terms

A new sub-lease can be granted for a period up until 24 June 2030, when our client's head-lease expires.

Rent upon application.

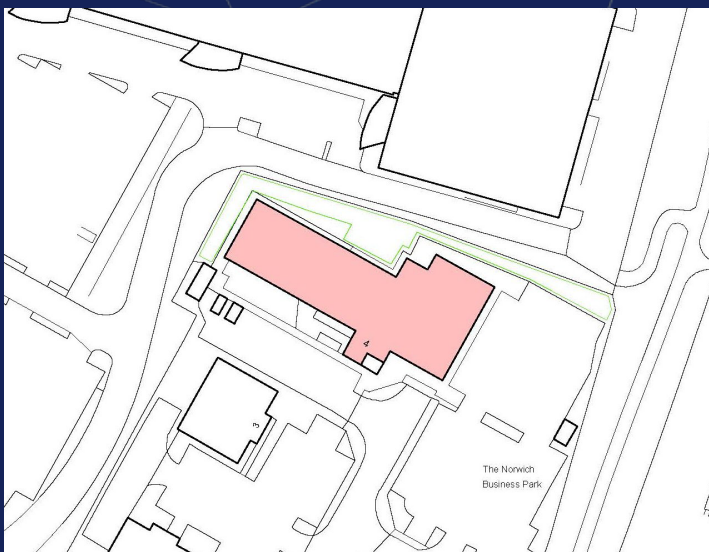
Rateable Value

The RV of the available suite will need to be re-assessed by the VOA.

EPC

The property has an energy performance rating of 61, which falls within band C.

A copy of the EPC is available upon request.



GALLERY – EXAMPLE PHOTOGRAPHS



01603 763939
bidwells.co.uk



January 2024

Enquiries

William Jones

07899 061892

william.jones@bidwells.co.uk

Chris Squirrell

07887 830124

chris.squirrell@bidwells.co.uk

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.