

GROUND FLOOR, ATLAS HOUSE, DELFT WAY, NORWICH NR6 6BB

TO LET | MODERN OFFICE SUITE

1,310 SQ FT (121.73 SQ M)

- Attractive, open plan offices
- 6 on-site parking spaces (1 space per 218 sq ft)
- Established location to the north of the City



LOCATION



The property is situated 3 miles north of Norwich City centre, adjacent to Norwich Airport and accessed via Amsterdam Way.

The A140 Cromer Road is a short drive to the west, where access is provided to the outer ring road 1 mile to the south and the A1270 (Broadland Northway) 1 mile to the north. Broadland Northway has enhanced road links to the A47 on the east side of the City. The Norwich International Business Park is a recognised and established office location, having attracted occupiers who include Insight Financial Associates, Aquaterra Energy and Credo Capital Finance.

Amenities close by include a Holiday Inn and Premier Inn Hotel, a McDonalds drive through, Greggs and a Tesco Express, at the junction of Fifers Lane and Cromer Road.



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.

SUMMARY

SIDWELLS

Description

The office forms the ground floor suite of Atlas House, which itself is a semi-detached property.

There is a shared entrance and in the hallway is an accessible WC and stairs to the first floor, where there is a further WC.

The suite is open plan with excellent natural light via the windows to three sides. There is a total of 4 partition offices, two larger and two smaller as well as a kitchenette.

The following specification is provided:

- Comfort cooling and heating
- Raised floors
- Carpets
- Suspended ceilings with recessed lighting
- Aluminium double-glazed window units

Accommodation

Using measurements taken on site, the Net Internal Areas were:

Ground Floor

Sq. ft. Sq. m. 1,310 121.73

Externally, there are 6 parking spaces provided. Parking is permitted on the estate roads subject to having a permit.

Additional information

Terms

The property is available by way of an effectively new, full repairing and insuring lease for a term to be agreed.

Rent upon application.

Business Rates

The Rateable Value as per the Valuation Office Agency website is £14,500.

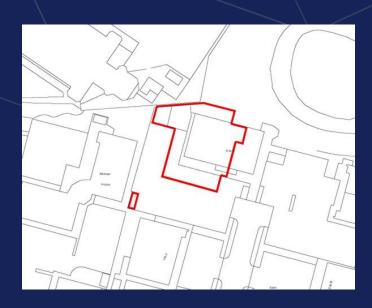
EPC

The property has an energy performance rating of C61, which is valid until 11 May 2033.

Enquiries

Chris Squirrell 07887 830 124 chris.squirrell@bidwells.co.uk

Will Jones 07899 061 892 william.jones@bidwells.co.uk



August 2024

01603 763939 bidwells.co.uk



GALLERY











