



**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

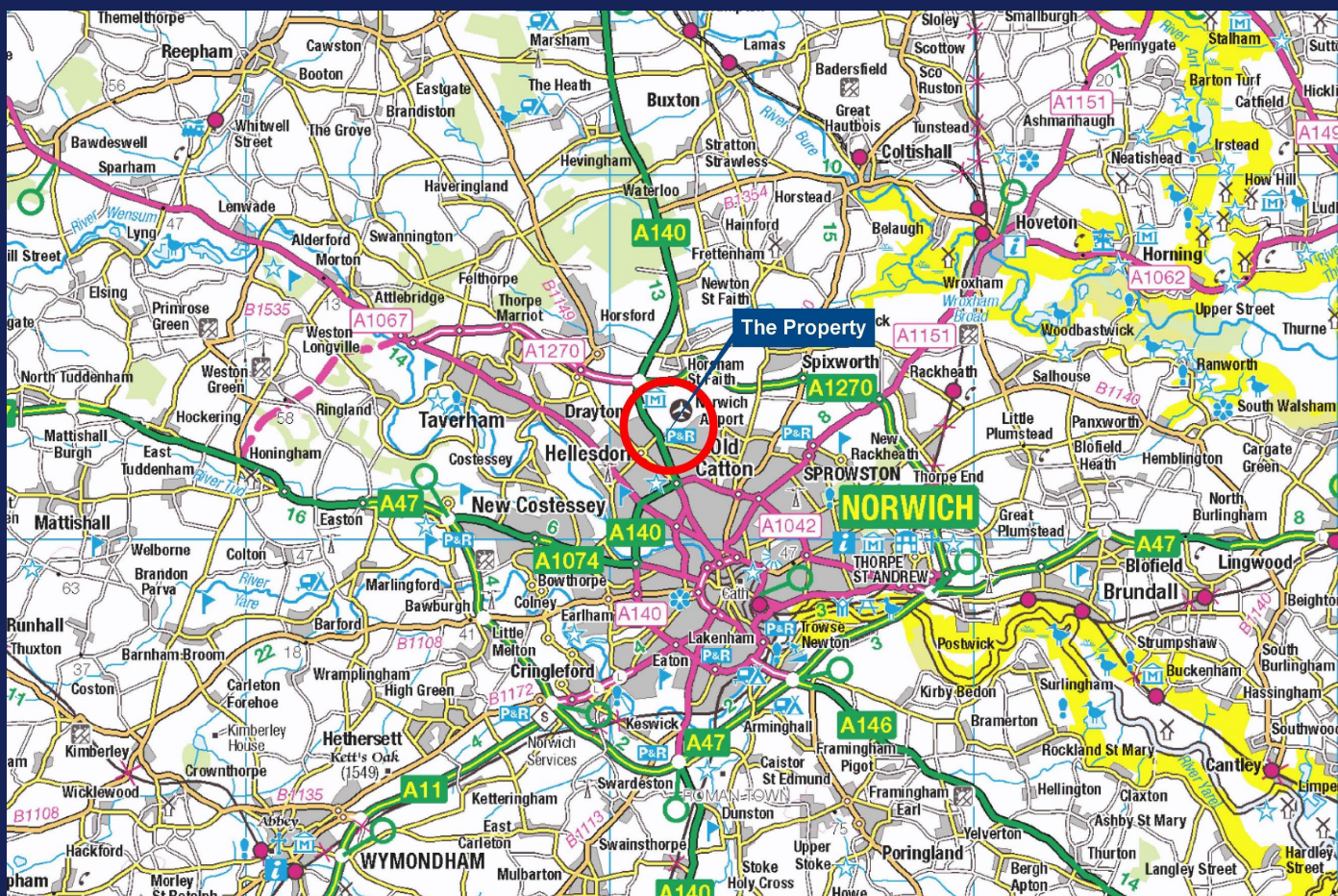
LOCATION

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.



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SUMMARY

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:

	Sq. ft.	Sq. m.
Ground Floor	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.

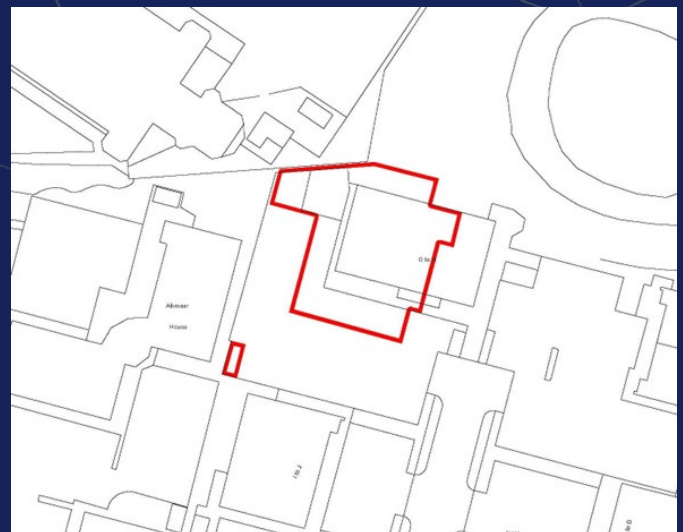
EPC

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

Enquiries

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GALLERY

