

CROWN POINT ESTATE

UNIT 1, THE OAKS, TROWSE NR14 8RS



OPEN PLAN OFFICE WITH HIGH SPEED BROADBAND 67 m² (727 sq ft)

A light, modern office set within a characterful barn conversion complex in a countryside location, just 4 miles from Norwich City Centre with good connections to A47 southern bypass. The office accommodation comprises • Entrance Hall • Large open plan office area • Small kitchenette • High Speed Broadband connection • Shower Room/WC • WC (disabled facilities) • Feature Beams • Ample Car Parking • Renewable Energy Heating •

CROWN POINT ESTATE

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INFORMATION

LOCATION

The unit occupies a prominent and visible position fronting Kirby Road, Trowse, a short distance from the A146 intersection with the A47 by-pass. The location offers easy access to the major trunk road network beyond and to Norwich City Centre—just a 10 min car journey. Kirby Road is also served by a bus route and nearby cycle paths.

SERVICES

Superfast broadband, mains water and electricity are connected to the unit and there is Biomass Fuel fired central heating. Individual electricity sub-meter have been installed.

LEASE

The lease will be for a term to be agreed between the parties based upon tenants full repairing and insuring terms by way of a service charge.

OTHER

Business Rates: South Norfolk Council— payable by the Tenant.

VAT: VAT will be payable on the rent

LEGAL COSTS

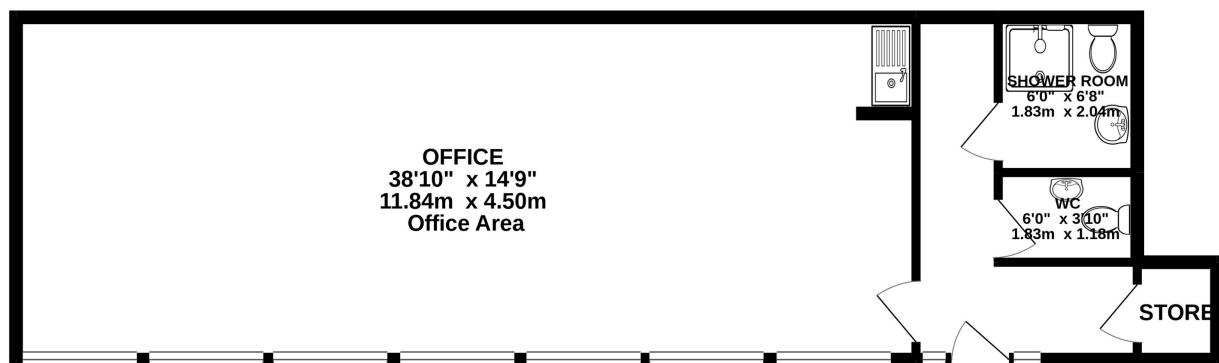
Landlord will bear own costs up to £2,000 + VAT. In the event that costs exceed this due to Tenants' solicitors negotiations, Tenant agrees to pay for the additional cost. Tenants to pay their own costs.

VIEWING ARRANGEMENTS

Strictly by appointment ONLY through the Crown Point Estate Office. Please contact Fiona Sarson on 01508 493789 or visit our website at www.crownpointestate.co.uk

FLOORPLAN

GROUND FLOOR 727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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February 2020