

Waterside offices

(Next to Brundall Gardens train Station)

To Let

BRUNDALL GARDENS

MARINA WEST LANE

BRUNDALL NR13 5RG

47.52 – 257.32 sq. m

(511 – 2770 sq. ft.)



LOCATION

Located within Brundall Gardens Marina fronting the River Yare and adjacent to Brundall Gardens train station, which has trains to and from Norwich hourly. The property is accessed from Brundall along Postwick Lane and West Lane, continuing beyond the railway underpass. Nearby is the A47 and A1270 Norwich Northern Distributor Road, now officially named the Broadland Northway, a 12.4 mi (20.0 km) dual carriageway linking the A47 to the southeast of the city and the rest of the trunk road network.

ACCOMMODATION

The subject premises, provide modern open plan, first floor offices, with communal kitchen and toilet facilities. Access is via an accessible ramped access to the side of the property. There are stairs and a lift to the first floor. There is also a meeting room which can be booked.

The premises have been measured in accordance with RICS Code of Measuring Practice and have the following Net Internal Areas (N.I.A.).

Office	Sq. M	Sq. Ft	Rent pa Exclusive
3	47.52	512	£6,150
4	145.41	1565	£18,750
5	64.39	693	£8,300
Totals	257.32	2770	£33,200

Terms

The offices are available on a new effectively full repairing and insuring lease, with an **inclusive service charge**. The lease is outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

Description

The premises benefits from:

- Suspended ceilings with recessed LED lighting
- Air-conditioned comfort heating and cooling
- Perimeter trunking
- Double-glazing
- Large parking area adjacent to Brundall Gardens train station with hourly trains to Norwich.
- The landlord has access to a high-speed internet line providing up to 1000MB.

Terms

The property is available on a new effectively full repairing and insuring lease. The lease is outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

RATEABLE VALUE

The offices will need to be assessed.

Description: Office and Premises
Rateable Value: **£TBC**
Rates Payable 2023/24: **£TBC**

We are informed that those occupiers who qualify for small business rates relief will not be liable for business rates. Interested parties are advised to make their own enquiries. Broadland District Council 01603 431133

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C.

VIEWING

By appointment through: **Goodge Property Services**

Contact: **Tim Goodge** Tel: **07855 885454** Email: tim@goodgepropertyservices.co.uk

SUBJECT TO CONTRACT August 2023

Important Note: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Goodge Property Services has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Goodge Property Services have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.



