



## Unit 9 Beech Avenue Business Park

Beech Avenue, Norwich, NR8 6HW

### Well Presented Business Park Office To Let

**766 sq ft**  
(71.16 sq m)

- Modern and recently refurbished internal specification
- On site allocated car parking
- Available immediately
- 6 Miles north-west of Norwich
- Small Business Rates Relief available to qualifying occupiers

# Unit 9 Beech Avenue Business Park, Beech Avenue, Norwich, NR8 6HW

## Summary

<b>Available Size</b>	766 sq ft
<b>Rent</b>	£12,000.00 per annum
<b>Rateable Value</b>	£8,400 based on 2023 valuation
<b>Service Charge</b>	£615.68 per annum Payable quarterly in advance
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C (58)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	766	71.16	Available
<b>Total</b>	<b>766</b>	<b>71.16</b>	

## Description

Unit 9 comprises a well presented and recently refurbished office suite with two open place offices, one meeting room, a generous sized entrance lobby, a kitchenette and WC.

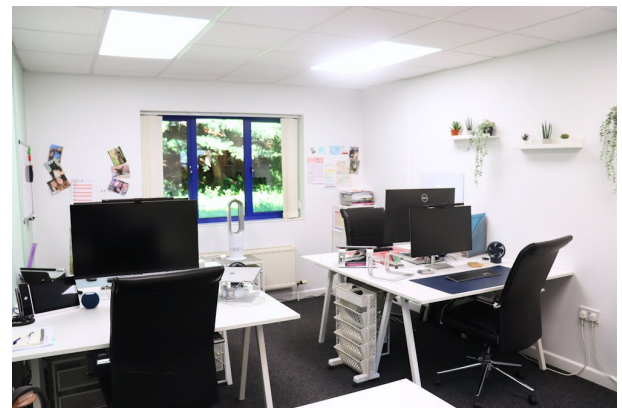
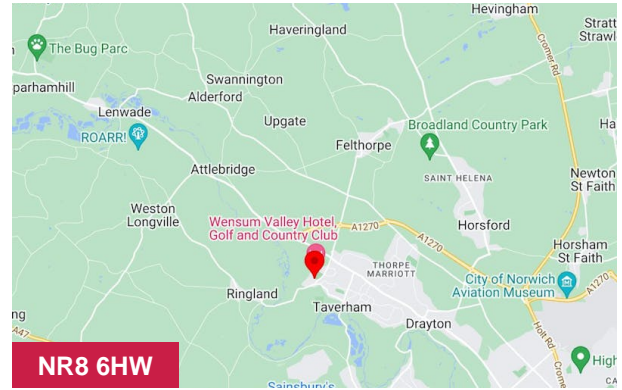
The property has heating provided by a gas fired Worcester boiler, which was fitted in 2022, along with a Hive Smart Thermostat, ultra-efficient LED daylight panels in a suspended grid tile ceiling, ADT Smart Security System installed in 2023, CAT6 Network cabling, double glazed windows and perimeter power points.

## Location

Beech Avenue Business Park is a development of 15 modern business/office units situated within the village of Taverham, which is 6 miles north-west of the city of Norwich, which provides wider rail links to London, Cambridge and wider East Anglia.

## Terms

The property is available on a new full repairing and insuring lease.



## Viewing & Further Information



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