



CHAPMAN
CHARTERED SURVEYORS

ANGLIA BUSINESS CENTRE, NORWICH ROAD, BARFORD NR9 4BD

171.5 sqm / 1,846 sqft NIA



FIRST FLOOR OFFICES WITH CAR PARKING

Ref: 14631

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Regulated by RICS

TO LET

First floor offices with car parking

171.5 sqm / 1,846 sqft

LOCATION

Barford is a small village located on the B1108, approximately four miles north of Wymondham and three miles from the A47 Norwich southern bypass.

DESCRIPTION

Anglia Business Centre is a suite of first floor offices above a car showroom (Anglia Auto Centre) in a prominent location on the main road through Barford.

ACCOMMODATION

Ground floor entrance with stairs rising to a landing, opening into a suite of five offices with ancillary kitchen, WC and storage cupboard. Desks and chairs available if required.

Offices	163.5 sqm	1,760 sqft
Kitchen	8.0 sqm	86 sqft

FACILITIES

- Carpets
- uPVC double glazing
- Superfast broadband available
- PIR alarm
- Floor sockets
- Ceiling tiles and strip lights
- Oil-fired central heating via radiators

NET INTERNAL AREA

Up to 171.5 sqm / 1,846 sqft
(individual suites may be available)

RENT

Office suites available from £5.00/sqft (including heating costs) payable monthly in advance by standing order.

LEASE TERMS

Minimum 12 months on internal repairing terms

DEPOSIT

One quarter's rent.

SERVICES

Mains water, electricity and telephone.

VAT

No VAT.

BUSINESS RATES

Rateable Values:

Offices 1-5	£8,900
Office 6	£3,400

ENERGY PERFORMANCE CERTIFICATE

Energy rating: E (124)

PLANNING

We assume the property has planning permission for B1(a) office use by virtue of its existing use.

LOCAL AUTHORITY

South Norfolk Council.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact Chapman Chartered Surveyors:

Contact: Keeley Chapman

Tel: 01379 687645

Email: k.chapman@chapmansurveyors.co.uk

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.