



Beech Avenue Business Park

Beech Avenue, Taverham, Norwich, NR8 6HW



**Modern well presented office building on
Popular and Attractive Office Park**

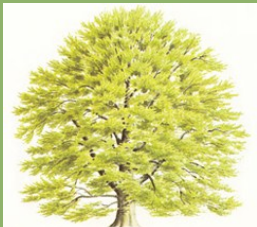
Providing 176.1 sq m (1,895 sq ft)

- **Unit 2 provides five offices and training/storage area**
- **Internally redecorated & in excellent condition throughout**
- **Central heating, DDA WCs and large kitchen**
- **On-site car parking provisions**

TO LET

**Hazells**
Chartered Surveyors

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www.hazellsonline.co.uk
The Annexe, Short Brackland, Bury St Edmunds, IP33 1EL



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LOCATION

Beech Avenue Business Park is a development of modern business units situated within the village of Taverham, 6 miles north west of the centre of Norwich via the A1067 Fakenham Road.

DESCRIPTION

Unit 2 provides five separate offices plus a training or open plan office, which could also be suitable for storage purposes. The unit is fitted to a good standard with carpeted floors, suspended ceilings with recessed lighting and gas fired central heating. There is a large kitchen, WCs and small store plus shower room.

ACCOMMODATION

The following gross internal floor areas are provided:

Unit 2	-	(1,895 sq ft)
Total	-	(1,895 sq ft)

A minimum of 6 car parking spaces are provided on-site with further visiting parking.

LEASE TERMS

The unit is available to let on an Estate standard 6 year full repairing and insuring lease - a break option is available in year 3 subject to payment. Draft lease available upon request from agents.

RENT

£18,200 per annum per unit exclusive of VAT which is payable on the rent.

BUSINESS RATES

Unit 7 is included in the 2010 Valuation List and is described as 'offices and premises' with a rateable value of £18,750.

SERVICE CHARGE

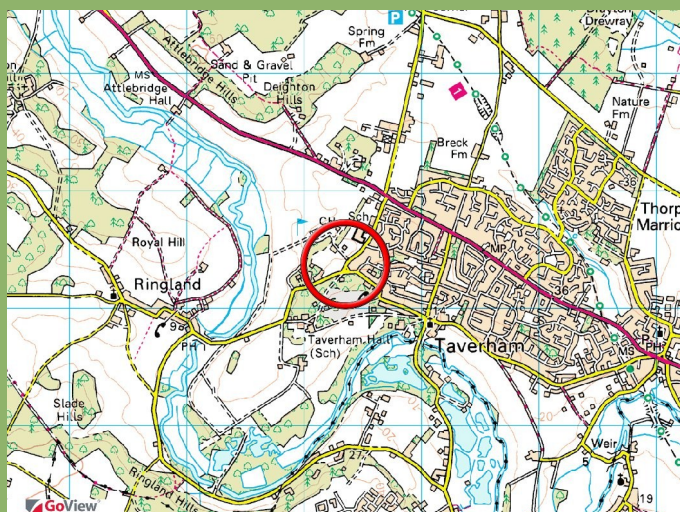
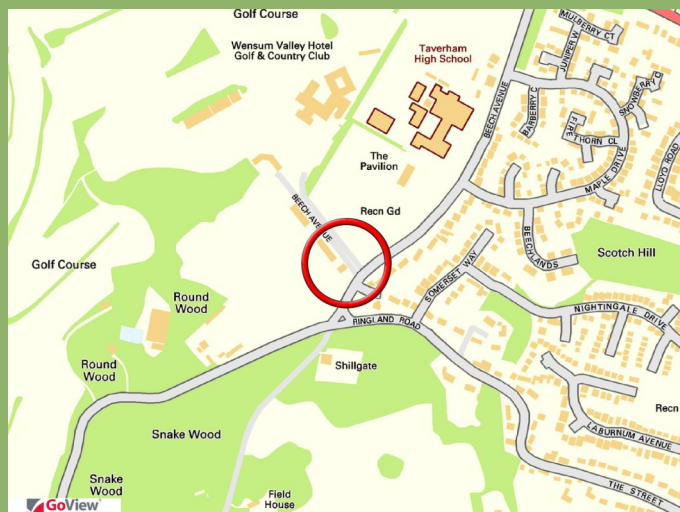
A service charge is levied on a pro-rata basis for maintenance of the common areas, estate roads and landscaping etc. for 1 Aug 2014-15 period it is £151.58 per quarter plus VAT. For further details please contact the agents.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction. The tenant will be required to provide an undertaking toward abortive legal costs.

ENERGY PERFORMANCE CERTIFICATE - Asset Rating: B

An EPC is available from the agents on request.



VIEWING & FURTHER INFORMATION

If you would like to view the properties or require any further information please do not hesitate to contact the joint sole agents, Hazells Chartered Surveyors on 01284 702626.

Alternatively email the following:

Richard Pyatt MRICS
richard@hazellsonline.co.uk

Jonathan Lloyd MRICS
jonathan@hazellsonline.co.uk

