



## Suite 12 Beech Avenue Business Park, Beech Avenue, Taverham, Norfolk NR8 6HW

### MODERN AND WELL-PRESENTED SELF-CONTAINED OFFICES

- Providing 1,035 sq ft (96.15 sq m)
- Office includes kitchen and WCs
- Excellent internal specification including gas central heating and air conditioning
- Good on-site car parking
- Suitable for use classes within Class E
- Located only 6 miles north west of Norwich

**LOCATION**

Beech Avenue Business Park is a development of 15 modern business units situated within the village of Taverham, 6 miles north west of Norwich city centre. Rail links to London, Peterborough and the Midlands are available from Norwich.

**DESCRIPTION**

The offices are well presented, and self-contained. The offices comprise four rooms which can be used as offices or meeting rooms, a generous entrance lobby, kitchen facilities and WCs. The specification within the units is good and includes gas central heating and suspended ceilings with recessed lighting and comfort cooling.

**ACCOMMODATION**

The suite has been measured in accordance with IPMS 3 of the RICS Property Measurement Standards 2015 and provides the following floor area:

Unit	Sq Ft	Sq M	Rent
Unit 12	1035	96.15	£13,000

**TERMS**

The offices are available on a new full repairing and insuring lease for a term of six years with a rent review on the third anniversary. Standard leases are available for the Park.

**RENT**

£13,000 per annum plus VAT payable quarterly in advance. A rent deposit will also be required of a minimum of three months plus VAT.

**VAT**

VAT is payable on the rent and service charge in accordance with current legislation.

**RATING**

Contact the agents for more information.

**EPC**

B-36. Contact the agents for a full copy of the report.

**SERVICE CHARGE**

A service charge is levied on a pro-rata basis for maintenance of the common areas, estate roads and landscaping etc. For further details please contact the agents.

**LEGAL COSTS**

The Tenant will be asked to provide an undertaking to pay the Landlord's abortive legal costs should they withdraw from the transaction once solicitors have been instructed. Each party will be responsible for their own costs on completion.

**VIEWING & FURTHER INFORMATION**

To arrange a viewing or to request further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email:

**Richard Pyatt MRICS**

[richard@hazells.co.uk](mailto:richard@hazells.co.uk)

**Jonathan Lloyd MRICS**

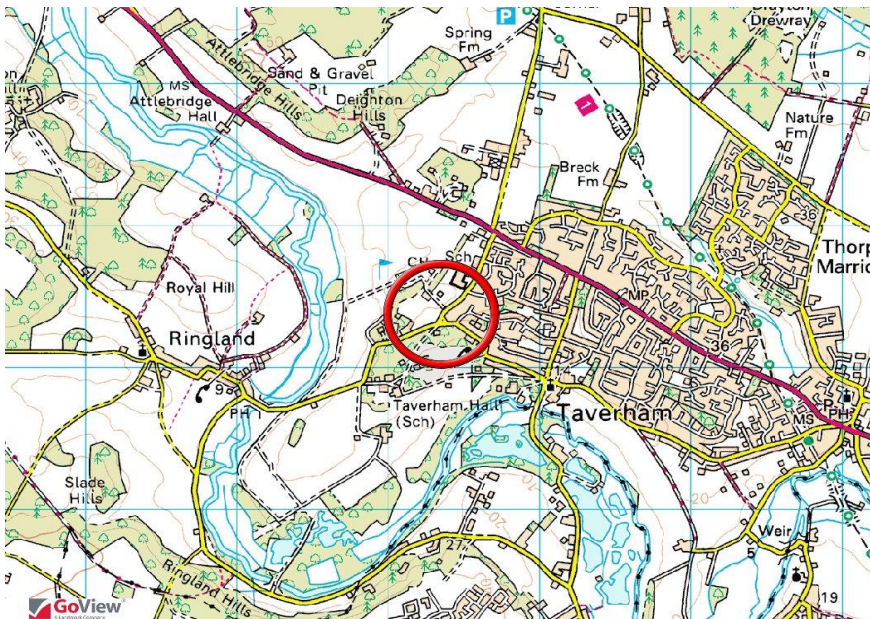
[jonathan@hazells.co.uk](mailto:jonathan@hazells.co.uk)

**Ella Forman**

[ella@hazells.co.uk](mailto:ella@hazells.co.uk)







Hazells is a trading name of Hazells & Co (BSE) Ltd. Registered in England No. 6279351

NOTE: Hazells for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Hazells has any authority to make or give any representation or warranty whatever in relation to this property.