



Prestigious Office Suites  
1,261 to 4,848 sq. ft.  
(117.15 to 450.39 sq. m)

- Close access to the A11 & A47
- Open plan office suites
- Fibre optic 1GB leased line available
- Superb setting with ample parking

**THE COURTYARD, KETTERINGHAM HALL,  
CHURCH ROAD, KETTERINGHAM,  
WYMONDHAM, NORFOLK, NR18 9RS**

**TO LET**

### Description

Ketteringham Hall is an outstanding Grade II Listed property which has been refurbished in recent years to provide high quality office accommodation, set in over 40 acres of impressive woodland grounds, walled gardens, tranquil avenues and a lake.

On site is the Orangery Tearooms, Ketteringham Hall Day Nursery.

There is a 1GB fibre optic leased line available to rent which provides excellent internet connectivity.

Whilst there is no public transport to site there is a large car park and a covered cycle store. Within the Hall is a shower facility also.

### Accommodation

There are two suites available within the Courtyard which during the days of being the Lotus HQ saw the development of the racing cars.

#### The Courtyard Rooms 19,20 & 21

Three rooms providing an entrance hall and kitchen, WC & shower facilities and an open plan office.  
In total a net internal area of 1,261 sq. ft. (117 sq. m).

#### The Raceshop

A self-contained suite with its own entrance hall and WC facilities & kitchenette. A large open plan office suite with smaller meeting rooms to the periphery. South facing views over the walled garden.  
In total a net internal area of 3,587 sq. ft. (333 sq. m).

### Business Rates

According to the Valuation Offices Agency website the suites have the following RVs:

The Courtyard Rooms 19,20 & 21 - £15,000  
The Raceshop - £64,960

The RV figure is not the amount payable. The RV X the current multiplier of £0.499 is applicable.

### Terms

A flexile agreement is available for occupation initially up to 31<sup>st</sup> December 2022. Thereafter a new agreement would need to be agreed.

The annual rent and service charge (which is inclusive of power, heating and buildings insurance) totals are as follows:

The Courtyard Rooms 19,20 & 21 - £22,824  
The Raceshop - £55,993

### EPC

The property has an Asset Rating of 115 which falls within band E.



Courtyard access



The Raceshop

### Enquiries to:

To arrange a viewing or for further information, please contact:

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