

# KETTERINGHAM HALL

Wymondham Norfolk NR18 9RS



P r e s t i g i o u s   o f f i c e s   t o   l e t

## KETTERINGHAM HALL

A Magnificent Country Property

### 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.

Generous floor to ceiling heights, excellent natural light and a wealth of period features are typical characteristics.

Many of the rooms are inter-connected and can easily be combined to form a variety of areas. The first floor suites, in particular, offer superb views over the grounds and lake.

### Accommodation

A range of accommodation is available in a variety of suite sizes. In total each floor of the building provides the following floor areas:

Ground Floor	91 to 724 sq m	(980 to 7,792 sq ft)
First Floor	55 to 364 sq m	(594 to 3,919 sq ft)
Total Floor	1,088 sq m	(11,711 sq ft)

In addition, there is a second floor which could easily suit ancillary uses such as storage.

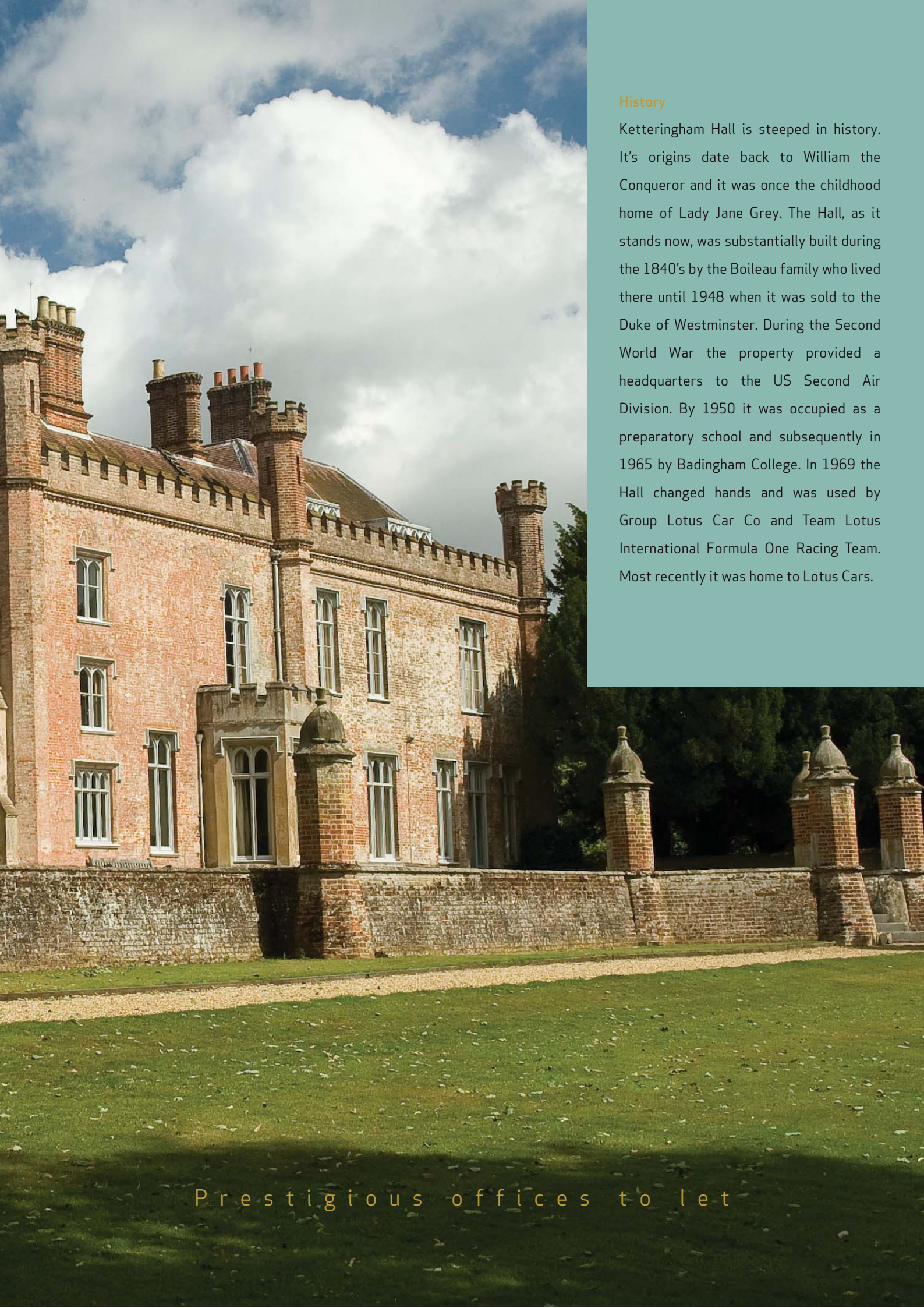
For up-to-date availability, please see the enclosed schedule listing available suites.

### Amenities include:

- Ample on-site parking
- Oil fired central heating
- An impressive reception area
- Abundant period features
- A nursery school on site
- Dedicated fibre optic 500MB leased line available

The town of Wymondham is within 2 miles where there is a Waitrose supermarket and leisure centre.





## History

Ketteringham Hall is steeped in history. It's origins date back to William the Conqueror and it was once the childhood home of Lady Jane Grey. The Hall, as it stands now, was substantially built during the 1840's by the Boileau family who lived there until 1948 when it was sold to the Duke of Westminster. During the Second World War the property provided a headquarters to the US Second Air Division. By 1950 it was occupied as a preparatory school and subsequently in 1965 by Badingham College. In 1969 the Hall changed hands and was used by Group Lotus Car Co and Team Lotus International Formula One Racing Team. Most recently it was home to Lotus Cars.

P r e s t i g i o u s   o f f i c e s   t o   l e t



### Terms

New leases are available upon terms to be agreed.

### Rent

Upon application.

### Service charge

A Service Charge will be levied on a pro-rata basis.

### Location

The property is located just to the south of the village of Ketteringham, approximately 5 miles south west of Norwich. The A11 dual carriageway is within approximately 2 miles, which in turn is just over 1 mile from the A47. Wymondham railway station is within 3 miles which offers an improved link to Cambridge in under 60 minutes.

### Directions

From Norwich, take the A11 south. After the A47 junction continue on the A11 and take the first turning left sign posted to Ketteringham. Once in the village of East Carleton, take the first turning right into Wymondham Road. The entrance of Ketteringham Hall driveway is within  $\frac{1}{3}$  mile on the right hand side between two cottages.

### Viewing and further information

For current availability, please see the enclosed schedule. For further information or to arrange a viewing, contact the sole agent Bidwells.



### KETTERINGHAM HALL

Disclaimer: these particulars do not constitute an offer or contract or any part thereof. The agents do not make or give either in these particulars or during negotiations or otherwise any warranty or representations whatsoever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising there from. All statements are made without responsibility on the part of the agents or there vendors or lessors, and no responsibility is taken for any omission, error or mis-statement. All intending purchasers or tenants must satisfy themselves as to any matter concerning the premises, by inspection, independent advice, or otherwise. All rentals and prices are quoted exclusive of VAT unless confirmed otherwise. January 2020

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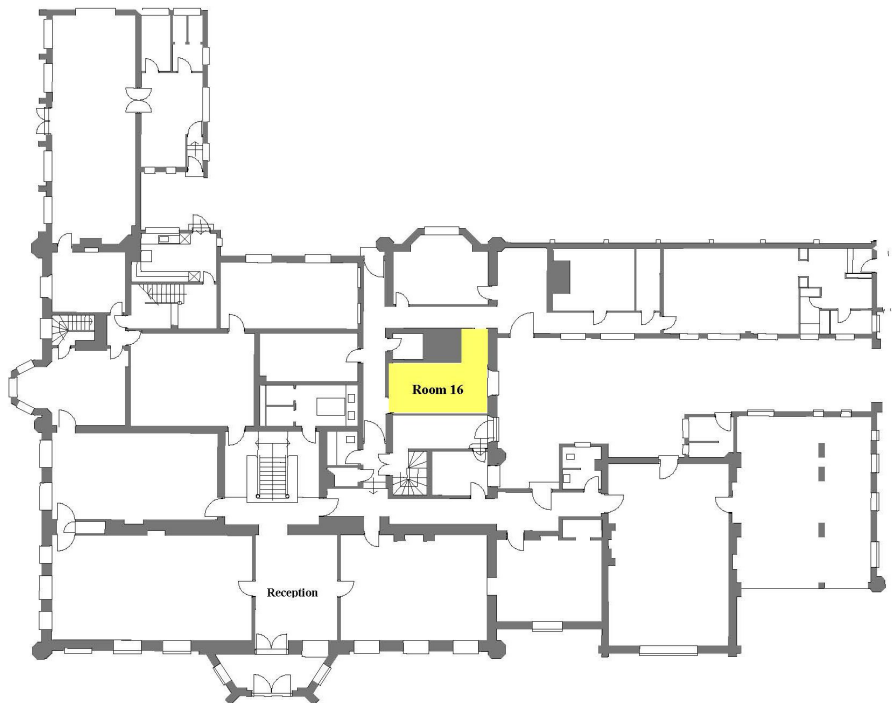
**A dedicated fibre optic 1GB lease line is available for  
ultra-fast internet connection**

## **Room 16 Brotterton Suite**

**Ground floor room with  
storage providing  
20.96 sq m (226 sq ft)**

**Room with shared facilities:**

- **Kitchen**
- **Accessible WC & Shower**
- **Ground floor post room**



## **Room 9 Badingham Suite**

**Ground floor room providing  
40.70 sq m (438 sq ft)**

**South facing windows  
overlooking the gardens.**

**Room with shared facilities:**

- **Kitchen**
- **Accessible WC & Shower**
- **Ground floor post room**



# KETTERINGHAM HALL

<p><b>Room 11</b> <b>The Heron Suite</b></p> <p><b>First floor room with storage providing 15.05 sq m (162 sq ft)</b></p> <p><b>Room with shared facilities:</b></p> <ul style="list-style-type: none"><li>▪ Kitchen</li><li>▪ Accessible WC &amp; shower</li><li>▪ Ground floor post room</li></ul>	
<p><b>The Trophy Room, Second Floor</b></p> <p><b>Second floor suite providing 17.65 sq m (190 sq ft)</b></p> <ul style="list-style-type: none"><li>▪ Refurbished suite</li><li>▪ Overlooking the lake</li><li>▪ Access to communal facilities</li></ul>	