

# VICTORY HOUSE

North Walsham Business Park,  
Cromer Road, North Walsham,  
Norfolk, NR28 0NB

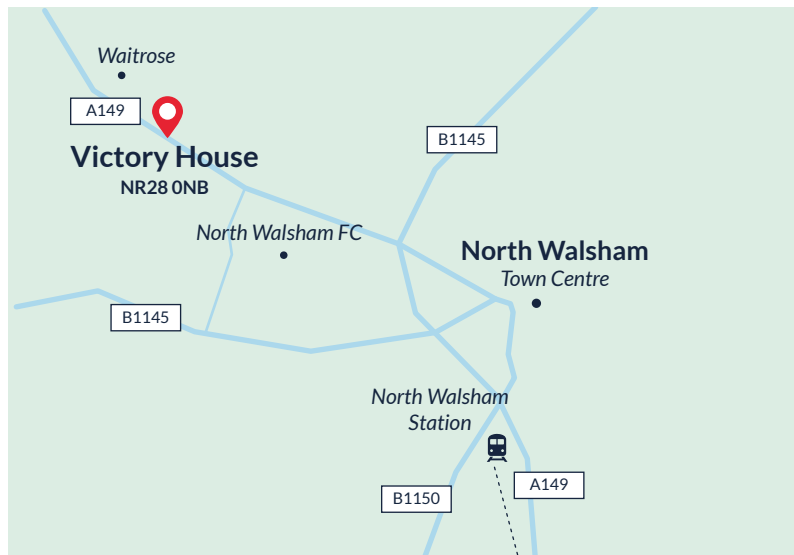


## TO LET / FOR SALE

HIGH QUALITY FULLY FITTED OFFICES,  
WITH GENEROUS PARKING

- 2,500 TO 10,215 SQ FT (232 TO 949 SQ M)
- PROMINENT LOCATION FRONTING THE A149
- 50 CAR PARKING SPACES (1 SPACE PER 204 SQ FT)
- SUITABLE FOR ALTERNATIVE USES, SUBJECT TO PLANNING

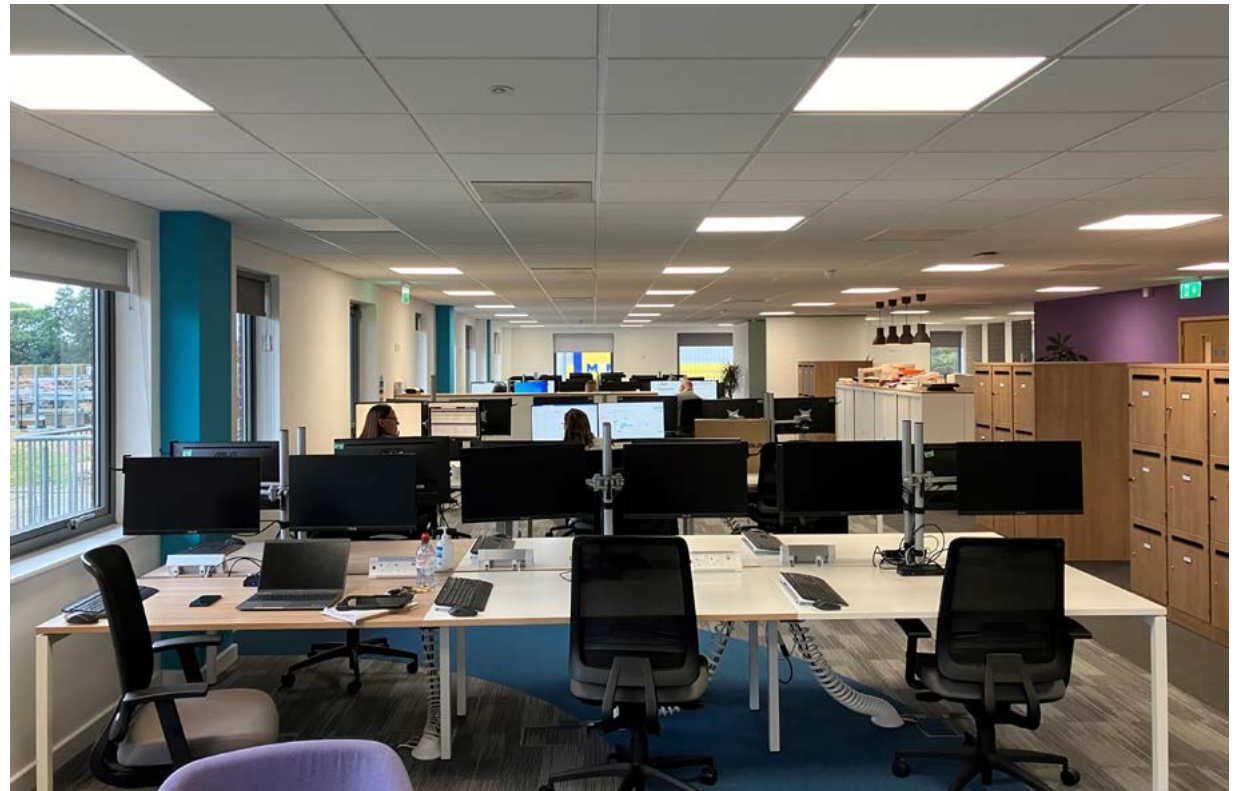
# Location



**North Walsham is an important north Norfolk market town, strategically placed 15 miles north of Norwich.**

Situated on the North Walsham Business Park just to the west of the town centre, Victory House occupies a prominent position fronting the A149 Cromer Road. North Walsham's railway station is 1.3 miles away and the A149 provides road access to the seaside town of Cromer, 8 miles to the north-west. The Bacton Gas Terminal is 6 miles away.

There is a Waitrose supermarket adjacent to the property and other nearby occupiers include MKM Builders Merchants, Wall Engineering and Travis Perkins.





# Description

The property comprises a modern high quality two-storey office building, with a generous amount of on-site parking.

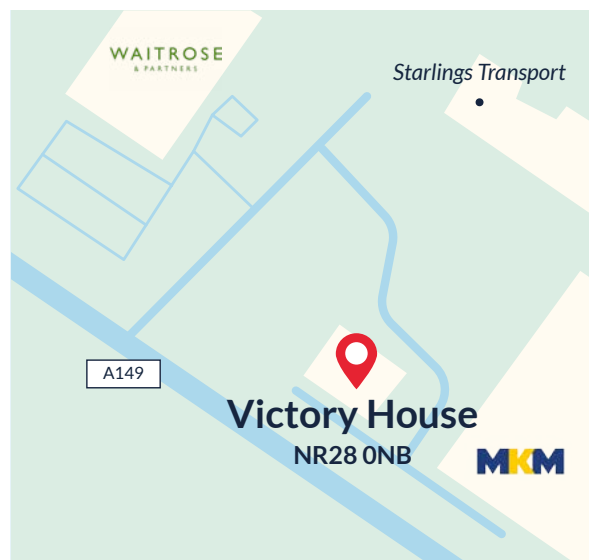
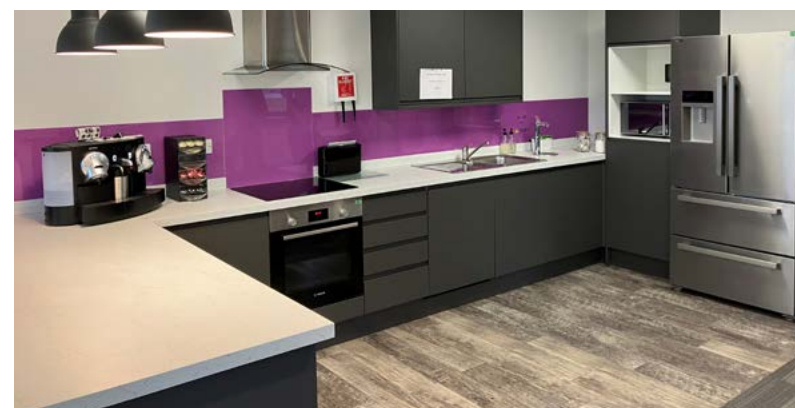
The central core houses the full height reception, stairs and lift to the first floor, and male, female & disabled WCs.

The open plan offices around the core, have been fitted out to a very high standard to provide a mix of flexible open plan areas and light-weight glass-fronted partitioned meeting rooms.

An exceptional working environment is provided, with generous natural light on both floors. The existing fitting-out can be altered to suit occupiers' requirements. Please note the furniture in the photographs is not included and has been removed.

### The specification includes:

- Air conditioning/heating
- Fully accessible raised floors
- Carpet tiled flooring
- Double glazed windows with blinds
- Suspended ceilings with integral LED lighting
- Extensively fitted kitchen/staff room on ground floor and first floor drinks station
- Access control system



# Accommodation

The total net internal area is:

Ground Floor	5,123 sq ft	(476 sq m)
First Floor	5,092 sq ft	(473 sq m)
<b>Total</b>	<b>10,215 sq ft</b>	<b>(949 sq m)</b>

There are 50 parking spaces in the car park, representing the generous ratio of 1: 204 sq ft. There is potential for further spaces to be made available.



# Terms

The property is available as a whole, floor-by-floor, or on a part floor basis in suites of approximately 2,500 sq ft (232 sq m).

**Alternatively, the freehold is also on offer.**

# Business Rates

According to the business rates section of the gov.uk website, the property has a rateable value of £139,000.

# Energy Performance Certificate

The property has an energy rating of 37, which falls within band B.

# Anti Money Laundering

Interested parties will be required to produce identification and other documentation in order to satisfy Money Laundering Regulations when heads of terms are agreed.







## Further information

For further information, or to arrange a viewing, please contact the joint sole agents:



### Roche

**James Allen**

Tel: 07778 297298

Email: jamesa@rochecs.co.uk

**Ben Common**

Tel: 07917 762230

Email: benc@rochecs.co.uk



### Bidwells

**Will Jones**

Tel: 07899 061892

Email: william.jones@bidwells.co.uk

**Chris Squirrell**

Tel: 07887 830124

Email: chris.squirrell@bidwells.co.uk

Misrepresentation Act 1967: Roche and Bidwells and the lessors of this property whose agents they are, give notice that: (i) these particulars are set out as a general outline for guidance of intended purchasers of lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of all matters upon which they to rely; (iii) no person in the employment of Roche and Bidwells has any authority to make or give any representation or warranty whatsoever in relation to this property; (iv) properties are offered subject to contract and being unsold or un-let and no responsibility is taken for any inaccuracy or expenses incurred in viewing; (v) all prices and rentals quoted are exclusive of Value Added Tax at the appropriate. November 2023.