



280 FIFERS LANE, NORWICH NR6 6EQ

**TO LET | MODERN OFFICE BUILDING
4,494 TO 9,357 SQ FT (417 TO 869 SQ M)**

- Established location to the north of the City
- 42 on-site parking spaces (one space per 223 sq ft)
- Available as a whole, or on a floor-by-floor basis
- Easy access to the A1270 and outer ring road

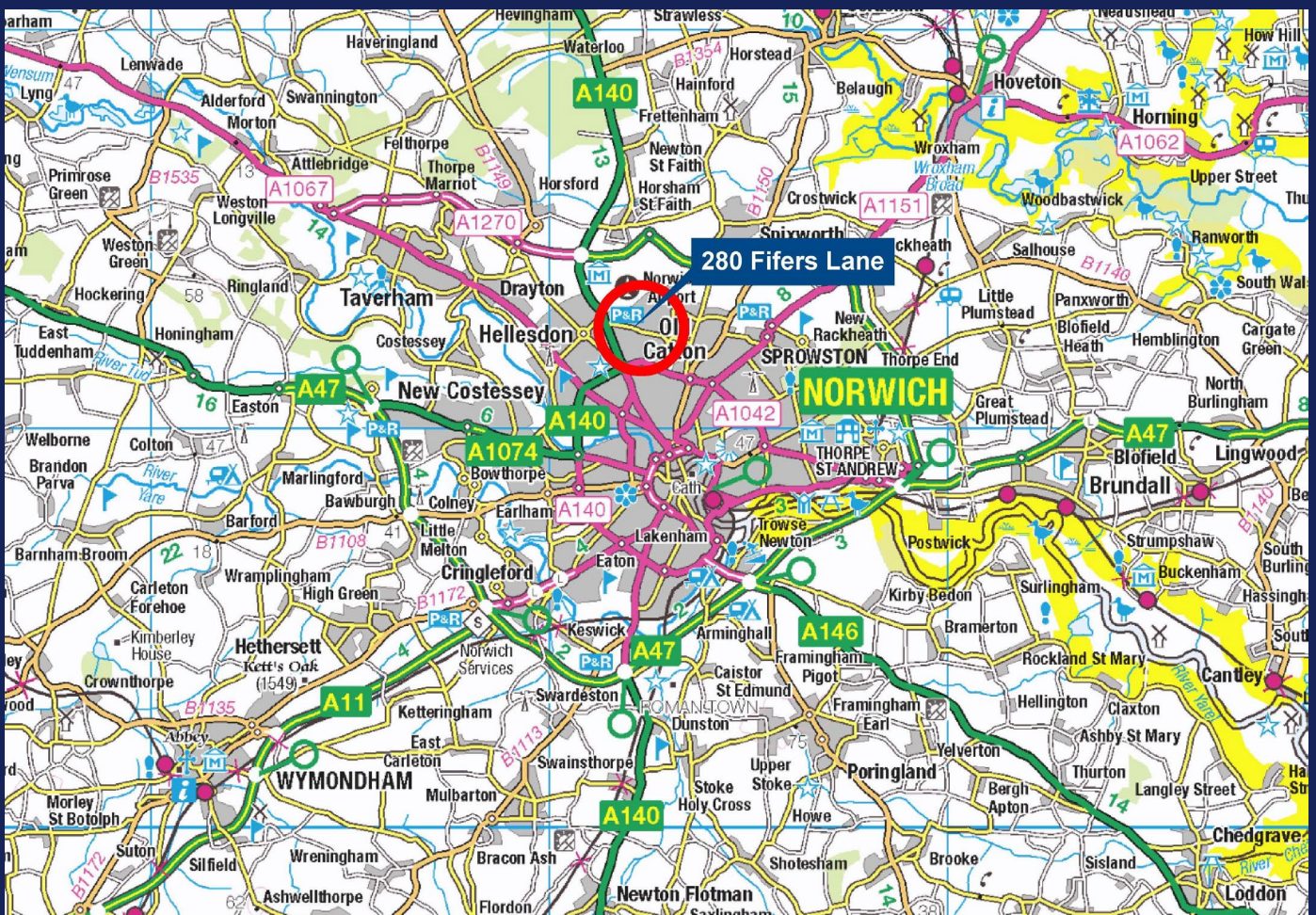
LOCATION

The property is situated 3 miles north of Norwich City centre, close to Norwich Airport and accessed off Fifers Lane.

The A140 Cromer Road is a short drive to the west, where access is provided to the outer ring road 1 mile to the south and the A1270 (Broadland Northway) 1 mile to the north.

Broadland Northway provides a dual carriageway road link to the A47 at the Postwick Interchange on the east side of the City.

Amenities close by include a Holiday Inn and Premier Inn Hotel, McDonalds drive through, Greggs and Tesco Express at the junction of Fifers Lane and Cromer Road.



SUMMARY

Description

The property comprises a modern, two-storey stand-alone office building, with car parking at the front and side. It is of steel frame construction under a pitched roof with brick elevations.

Internally, the core is at the northern end of the building where there is a good-sized reception, stairs, a lift and male & female WCs.

The following specification is provided:

- Comfort cooling and heating
- Raised carpeted floors
- Suspended ceilings with recessed lighting
- Double-glazed windows

Both floors offer mostly open plan accommodation with some meeting rooms.

Accommodation

The net lettable floor areas are as follows:

Ground floor	-	4,494 sq ft	(417 sq m)
First floor	-	4,863 sq ft	(451 sq m)
Total	-	9,357 sq ft	(868 sq m)

The main ground floor reception provides a further 403 sq ft (37 sq m).

42 on-site car parking spaces are also included, which represents a ratio of 1 space per 223 sq ft on the office areas.

Additional information

Terms

The property is available either as a whole, or on a floor-by-floor basis on a new full repairing and insuring lease for a term to be agreed.

Rent upon application.

Business Rates

The building is currently assessed as part of the larger site, so it will need to be re-assessed.

For further guidance, please contact the sole agents.

Energy Performance Certificate

A copy of the EPC is available upon request.

Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Further information

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

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GALLERY

