



KLYNE BUSINESS AVIATION CENTRE, 5 BUCK COURTNEY CRESCENT, NORWICH, NR6 6JT

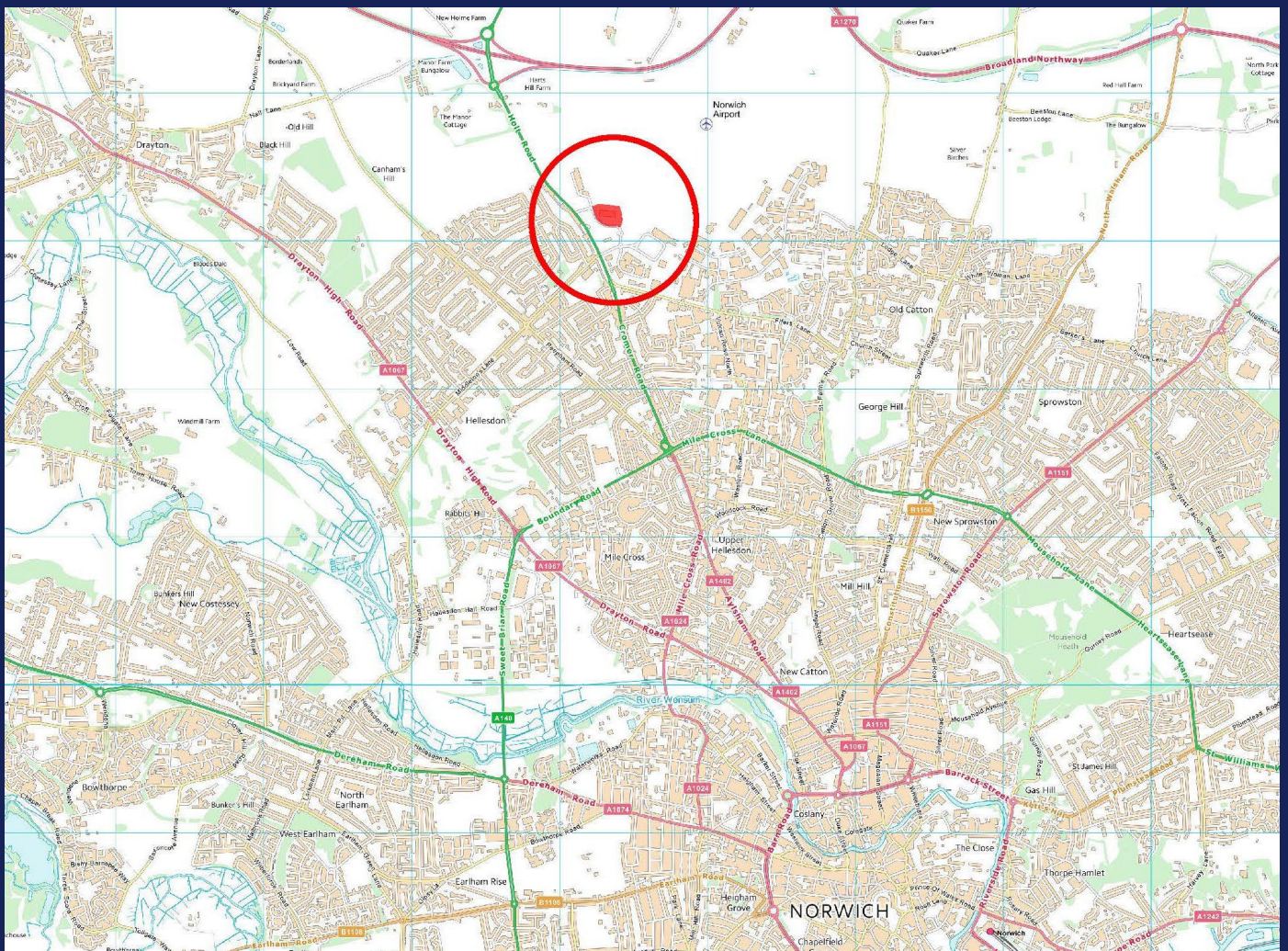
**TO LET | FIRST FLOOR SUITE AVAILABLE
887 SQ FT (82 SQ M)**

- Open plan Grade A office space
- Reconfiguration to occupier's requirements
- On-site parking available
- Easy access to the NDR dual carriageway

LOCATION

Klyne Aviation Business Centre is located at the Norwich International Airport, which is 4 miles north of Norwich City Centre.

The property is access both via the A140 Holt Road either from the City centre or the NDR.



SUMMARY

Description

The facility was completed in 2011 and is designed specifically to be a multi-functional building for the aviation industry and modern office functions. It has a managed reception, conference facilities available to hire, an onsite cafeteria and a building manager to oversee the provision of services to the occupiers.

Accommodation

The office suite is located on the first floor with a south facing window. This grade A standard suite can be provided with or without furniture. The suite has its own enclosed kitchen and office with the following specification:

- Fully accessible raised floors with floor boxes
- Building wide air conditioning system
- Suspended ceilings with recessed lighting
- Double glazing
- Communal male, female and accessible WCs

The suite provides **887 sq ft (82.38 sq m)**

On-site parking is available on site by way of separate negotiation.

Additional information

Terms

A new effectively FRI lease to be agreed directly with the Landlord.

Rent upon application to the sole agent.

Service Charge

A service charge is payable in addition to the rent which covers maintenance of the common and exterior parts.

Energy Performance Certificate

The building has a rating of 47 which falls within Band B.

A copy of the EPC is available on request.

Further information

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

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Will Jones

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December 2024

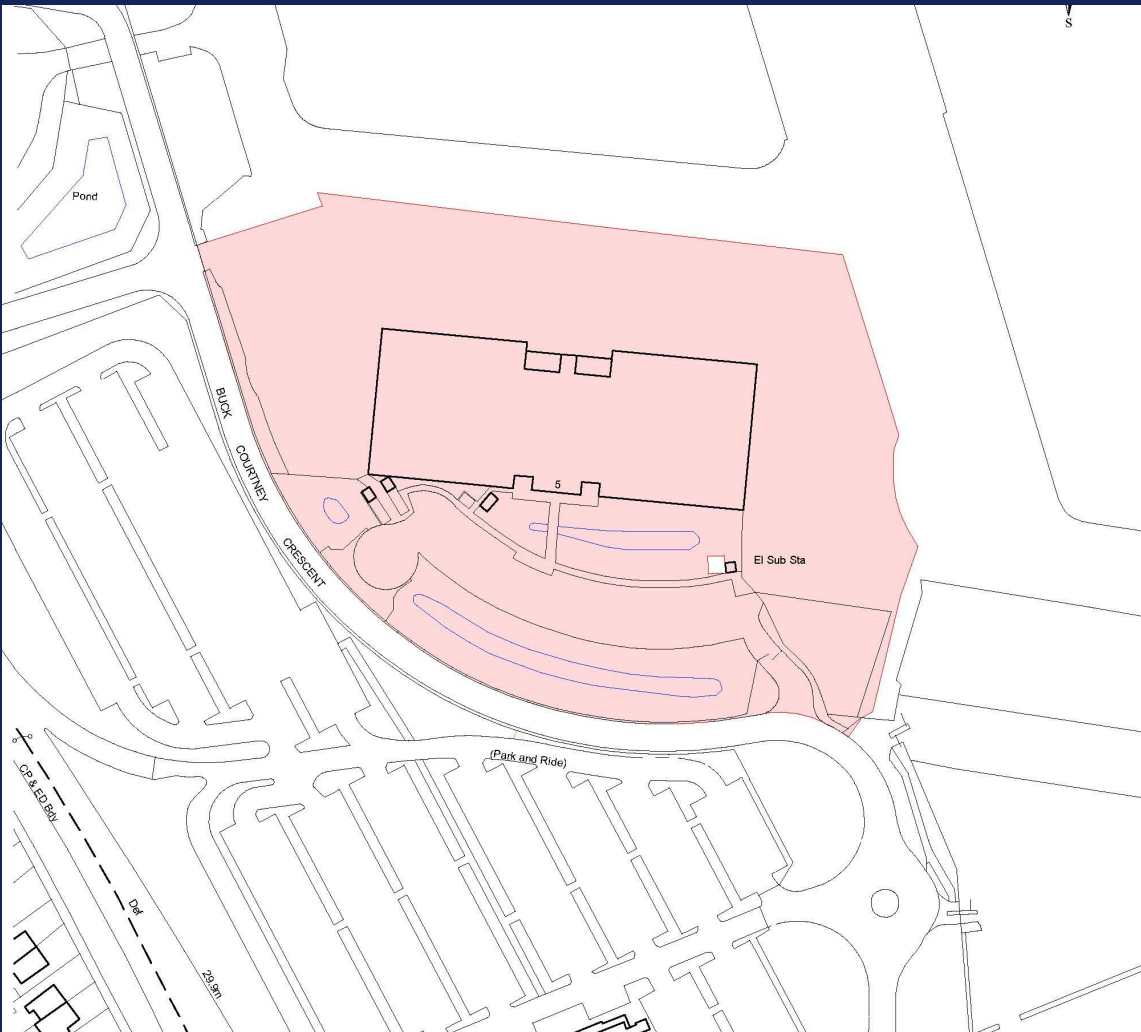
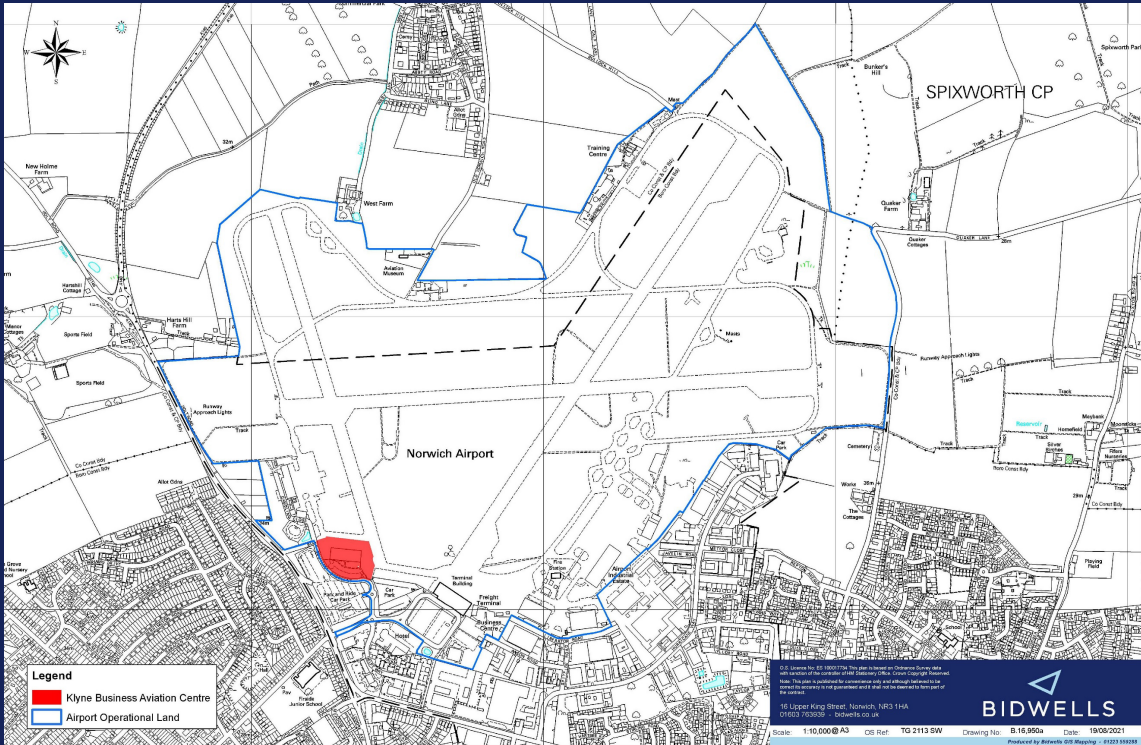
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GALLERY



GALLERY



Office



Kitchen



Canteen



Stairwell



Meeting rooms available for hire



Lounge