



**18 MERIDIAN WAY, MERIDIAN PARK, NORWICH
NR7 0TA**

**INVESTMENT SALE | SELF-CONTAINED OFFICES
4,535 SQ FT (421 SQ M)**

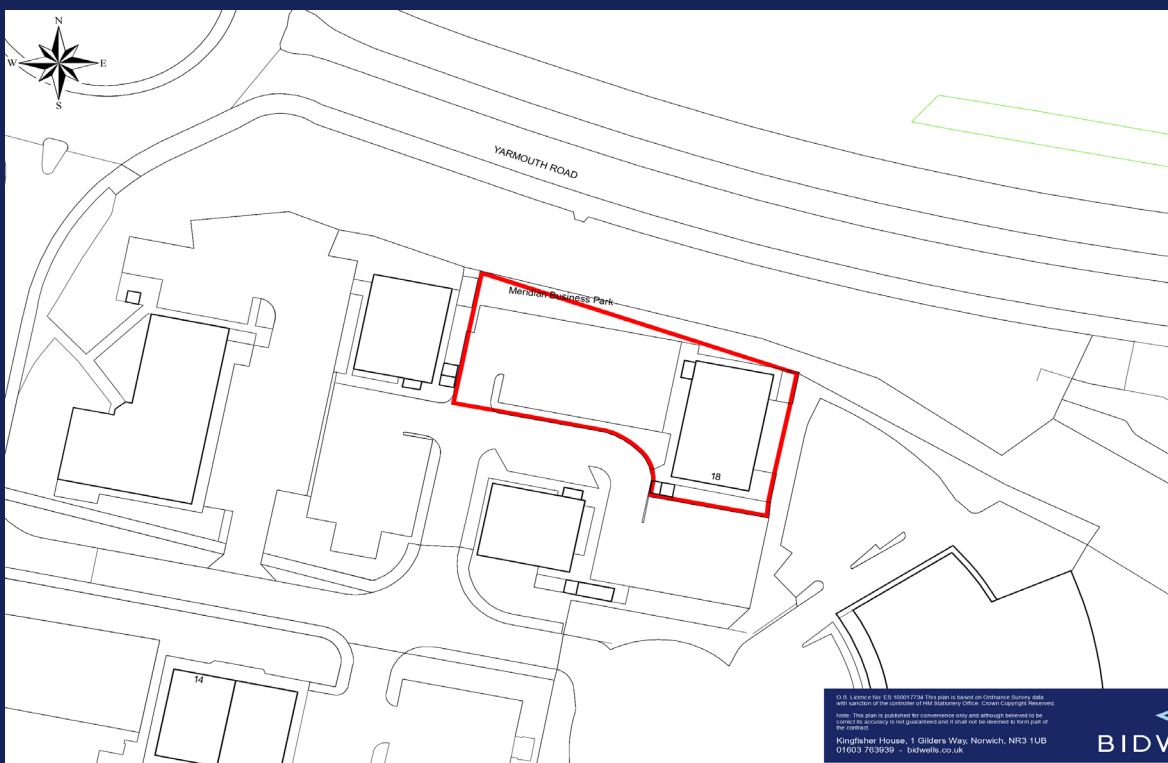
- Lease with no breaks until January 2033
- Two upwards only rent reviews
- Annual rent at £79,500 / £17.53 psf
- Visible position on popular park
- A-rated EPC

LOCATION

Meridian Park is located approximately 3½ miles east of Norwich City centre, at the junction of the A1042 Yarmouth Road with the A47 southern bypass. The A1270 Northern Distributor Road is also within a short drive, providing easy access to Norwich Airport.

This area of Norwich is the City's premier out-of-town business location. Nearby amenities include Bannatynes Health Club, Premier Inn, Costa Drive-thru, Just Learning Nursery, Lidl, Mcdonalds and the Postwick Park & Ride.

Other occupiers on Meridian Park include Dencora, Ashtons Legal, St Johns Ambulance and Audi.



SUMMARY

Description

The property is situated at the eastern end of the park, adjacent to Audi and with frontage to the A1042.

It provides a mix of open plan and separate offices fitted out to an exceptionally high standard to the following specification:

- Air Conditioning
- Carpeted raised floors
- Suspended ceilings with recessed LED lighting
- Kitchen / break out area

Accommodation

The following net internal areas are provided:

Ground floor	- 2,193 sq ft	(204 sq m)
First floor	- 2,342 sq ft	(217 sq m)
Total	- 4,535 sq ft	(421 sq m)

23 on-site car spaces which is a ratio of 1:197 sq ft.

Lease Summary

Tenant

Watsons Property Group LTD - 12362918

Lease

from 3 January 2023 until 2 January 2033. Outside of the s25-28, L&T 1954 Act

Rent

£79,500 per annum

Rent reviews

3 January 2026 & 3 January 2029. Upwards only to open market.

Rent Deposit

£23,850 held for the duration of the lease

Break Option

There are no break options.

VAT

The property is elected for VAT

Quoting Terms

A freehold sale by way of a Transfer of Going Concern is available.

The quoting price is £900,000, which is a Net Initial Yield of 8.44% assuming purchaser's costs at of 4.63%.

This is per sq ft rate of £198 psf.

Rateable Value

According to the VOA website, the property has an RV of £68,000.

Energy Performance Certificate

The property has an asset rating of A25, valid until 26th July 2032.

Legal Costs

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

Enquiries to:

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

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GALLERY

