

# TO LET

## LAKESIDE 400

Grade A office building  
with car parking

To be refurbished



26,752 sq ft (2,485 sq m) with 110 car parking spaces. Floors from 8,587 sq ft (797 sq m).

  
**BROADLAND**  
BUSINESS PARK • NORWICH



# LAKESIDE 400

26,752 sq ft (2,485 sq m) with 110 car parking spaces. Floors from 8,587 sq ft (797 sq m).

Lakeside 400 offers the opportunity to occupy prestige office accommodation set within a superb landscaped environment on Norwich's pre-eminent business park. The entire building will be available following refurbishment. Consideration will be given to lettings of individual floors and possibly smaller suites.

## Specification

- VRF comfort cooled and heated
- Fully accessible raised floors
- Suspended ceilings
- Recessed LED lighting
- 15 metre wide open-plan floor areas
- Double glazed windows
- Excellent natural lighting
- Impressive full height reception
- Feature balcony overlooking lake
- EPC rating – to be reassessed

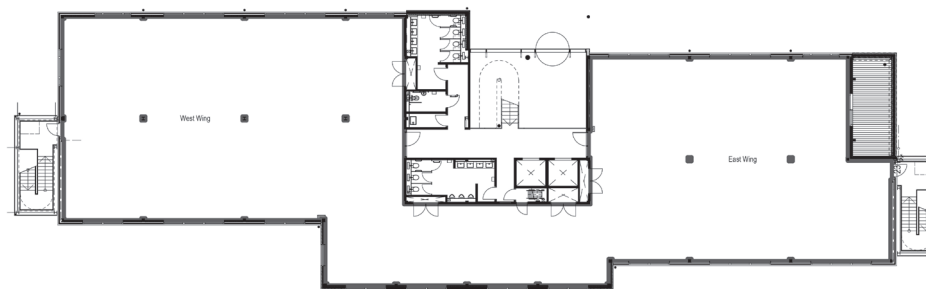
## Facilities

- Two passenger lifts to all floors
- Male and female toilets to each floor
- Disabled toilet on each floor
- Shower facilities

## Parking

- 110 car parking spaces including 5 disabled parking spaces
- Motorcycle and cycle parking

## Typical floor plan



## Tenure and Enquiries

The property will be offered to let as a whole or in part. For further information and enquiries, please contact the joint agents.

## Contact

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## Key

- Fully occupied
- Space available
- Plot for office use



SAT NAV Ref: NR7 0WG

## IMPORTANT NOTICE

No description or information given whether or not in these Particulars and whether written or verbal ("Information") about the property or its value may be relied upon as a statement or representation of fact about the property. Roche Chartered Surveyors and Bidwells have no authority to make any representation and accordingly any information given is entirely without responsibility on the part of Roche Chartered Surveyors and Bidwells. The photographs and artists' impressions show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyers. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.

As a result of the Finance Act, 1989, VAT may be payable on rent or purchase prices. All figures are quoted net of VAT. September 2024.

The landlord has regard to the recommendations of the voluntary Code for Leasing Business Premises in England and Wales 2007. If you are professionally represented, you should ask your advisor for a copy.

Alternatively, the document can be found at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone: 020 7222 7000, [www.rics.org](http://www.rics.org).



Further details on rents and terms are available from the letting agents.