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HALL FARM BARN

Ketteringham Lane, Hethersett, NR9 3DF

TO LET £29,500 pa

Beautifully Refurbished Offices in Rural Setting.

- Self-contained building with ample parking.
- Forms part of a small office development with private courtyard.
- Close to A11 and 15 min drive from Norwich City Centre.

167.5 sq m (1,802 sq ft)



Location

The offices are well located approximately 1 mile from the A11 and 7 miles west of Norwich City Centre, in the village of Hethersett.

The office is set in a complex containing existing converted offices with a courtyard separating the buildings. The new offices benefit from an extensive parking facility and beautiful countryside views.

Description

The office is a converted barn which is currently being refurbished with exposed trusses and executed to a high specification with stylish fixtures and fittings.

The offices are predominantly set out on the ground floor off the reception area at the front of the building. There are two offices on the first floor which are accessed using two separate sets of stairs.

The open plan format provides large floor to ceiling height windows which face the well maintained courtyard.

Ceiling mounted skylights provide excellent natural light into reception.

The office will benefit from:-

- Two open plan offices with a meeting room and two kitchen/ staffroom areas.
- Quality fitted WC's.
- Dedicated private entrance and spacious reception with bespoke reception furniture.

The offices will be refurbished to a high specification and will be ready for occupation in April/ May 2017.

Accommodation

The property provides the following the same net internal/IPMS 3 floor area as follows:

Description	sq m	sq ft
Ground floor	124.9	1,344
First floor	42.6	458
Total NIA/ IPMS	167.5	1,802

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Offices & Premises
Rateable Value	£23,750 *
Rates payable for 2017/2018	£11,804

*The RV is currently under appeal.

Service Charge

A service charge will be levied to cover the maintenance and upkeep of common part and landscaped areas.

Tenure

The premises are available to let on a new full repairing and insuring lease for a term of years to be agreed at a rent of **£29,500 per annum** exclusive.

VAT

VAT will be levied in addition to the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

The property has an EPC rating of B.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

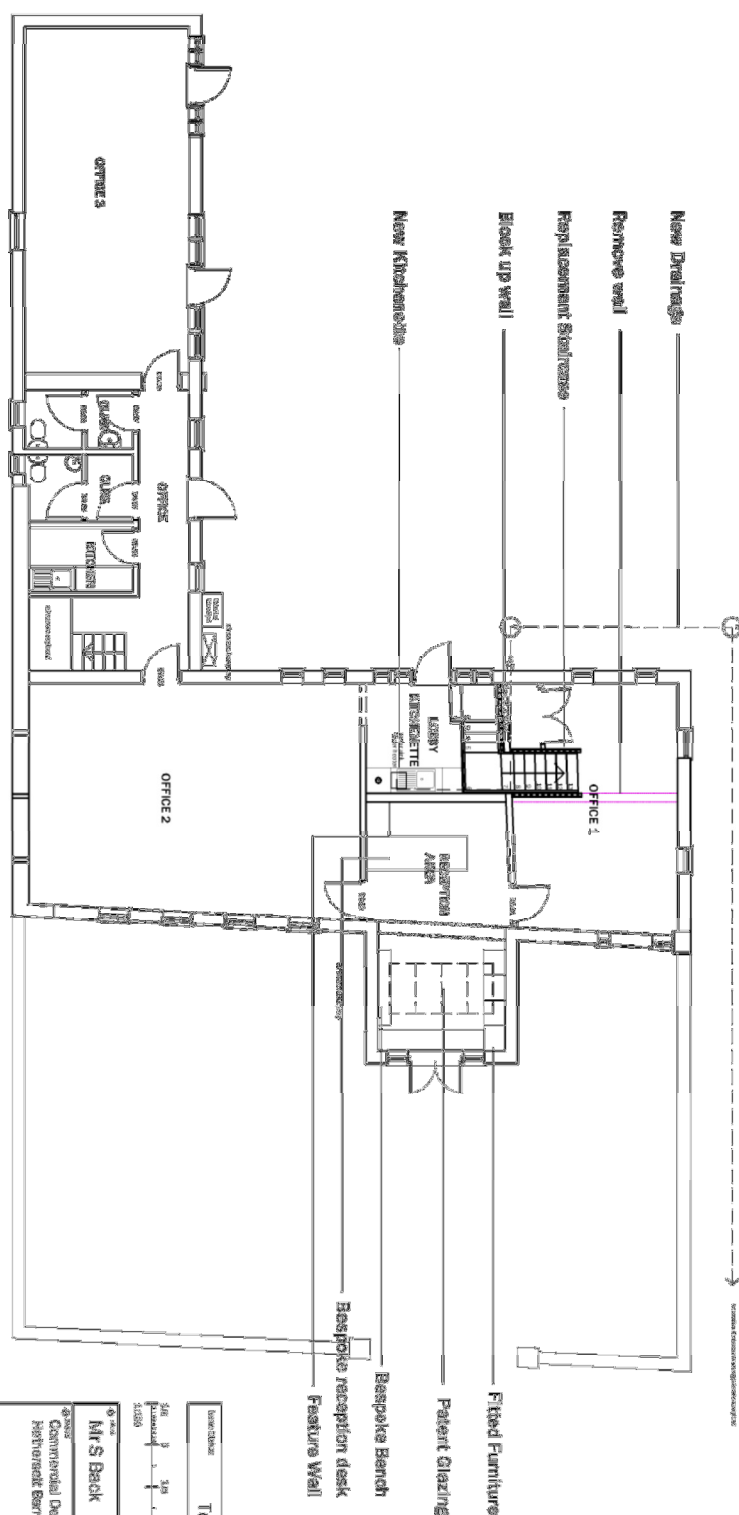
The Atrium
St George's Street
Norwich, NR3 1AB
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The diagram shows a tender issue form with the following sections and details:

- Top Right:** A scale bar with markings for 0, 1m, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. Below the scale bar is the text "1:1000".
- Top Left:** A north arrow pointing upwards, labeled "N".
- Form Sections:**
 - Mr S Back** (in a box)
 - Commercial Development** (in a box)
 - Rethorah Barn** (in a box)
 - Proposed Ground Floor** (in a box)
 - Owen Bond Architects** (in a box)
- Bottom Left:** A large circular stamp with the text "Owen Bond Architects" and "1:1000" around the perimeter. The center of the stamp contains the text "Owen Bond Architects" and "1:1000".
- Bottom Right:** A small box containing the text "1:1000".

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