Brand New Offices To Let
140 – 4,500 sq ft (13 - 418 sq m)

Crafton House, Rosebery Business Park, Mentmore Way, Poringland, Norwich, NR14 7XP
- Prestigious new development by Big Sky Developments Limited for South Norfolk Council
- High specification offices with parking
- Flexible leases available
- Available for immediate occupation
Location
Poringland is a large and thriving village to the south-east of Norwich on the B1332 Norwich to Bungay road, approximately 3.5 miles (5.6 km) from the A47 Southern Bypass. Poringland and the adjoining village of Framingham Earl are expanding rapidly and provide a comprehensive range of local services.

Crafton House is prominently situated on Rosebery Business Park, a prestigious new commercial development currently being undertaken by Big Sky Developments Limited, a company owned by South Norfolk Council.
Description
Crafton House was completed in April 2016 and is the first of five similar buildings that are proposed on the business park. The property is arranged over two floors and overlooks the landscaped lagoon to the front of the business park. It enjoys the following specification and features:

- Attractive rural setting
- Close to village amenities
- Central reception area and business lounge
- Free visitor wifi
- Ample free parking
- Comfort cooling and heating
- Open-plan suites of varying sizes
- Superfast Broadband available
- Raised access floors and suspended ceilings
- Lift and stairs to first floor
- Communal kitchen and separate male and female toilets on each floor
- Meeting rooms for use by tenants (subject to separate charge)

Adjoining suites and wings can be combined and there will be scope to lease similar buildings of approximately 9,245 sq ft (859 sq m) in their entirety.

Terms
Suites are available to let for a preferred minimum term of 3 years. Leases will be on internal repairing terms with a service charge in respect of a proportion of the Landlord’s expenditure on maintaining external areas, the exterior of the building, common parts and shared services.

Consideration will be given to shorter leases and to tenancy arrangements for up to 12 months and on an ‘all inclusive’ basis (excluding business rates). Please refer to the latest available schedule for up to date pricing and availability.

VAT
The Landlord will charge VAT on the rent and service charge.
Rates
The business rates were being assessed at the time of print. Once these have been assessed, details will be available at www.voa.gov.uk.

Energy Performance Certificate
The building has been assessed and has an Energy Performance Asset Rating of B (33).

Legal Costs
Each party will be responsible for their own legal costs in the transaction.

Viewing
Strictly by appointment through the sole letting agents: Roche Chartered Surveyors

Contact: James Allen
Tel: 01603 756332
Email: james.allen@rochesurveyors.co.uk
or
Contact: Lloyd Perry
Tel: 01603 756341
Email: lloyd.perry@rochesurveyors.co.uk
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