



## Unit 6

Beech Avenue, Norwich, NR8 6HW

### Business Park Offices To Let

**766 sq ft**  
(71.16 sq m)

- To be refurbished prior to a new tenant moving in
- On site allocated car parking
- Available from 1 June 2025
- Small Business Rate Relief available to qualifying occupiers
- 6 miles north-west of Norwich



# Unit 6, Beech Avenue, Norwich, NR8 6HW

## Summary

Available Size	766 sq ft
Rent	£12,250 per annum
Rates Payable	£4,291.40 per annum based on 2023 valuation
Rateable Value	£8,600
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£615.68 per annum
EPC Rating	C (57)

## Description

The property provides an office suite which is to be refurbished and providing two open plan offices, one meeting room, a generous sized entrance lobby, kitchenette and WC. The office will benefit from new carpets, plastered and painted walls, suspended grid tile ceiling with fluorescent light insert, heating provided by a gas boiler, and perimeter power points.

The office benefits from 3 demised car parking spaces.

## Location

Beech Avenue Business Park is a development of 15 modern business/office units situated in the village of Taverham, which is 6 miles north-west of the city of Norwich, which provides rail links to London, Cambridge and wider East Anglia.

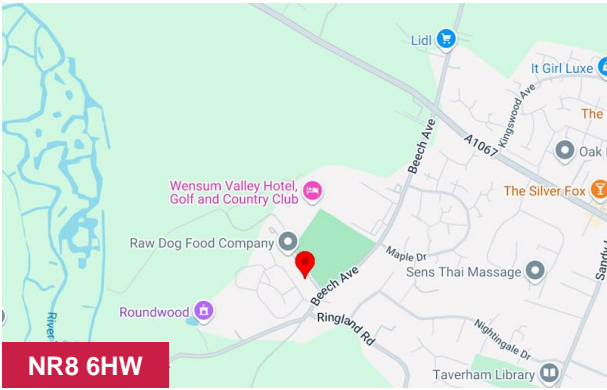
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	766	71.16	Available
Total	766	71.16	

## Terms

The property is available on a new Full Repairing and Insuring Lease.



## Viewing & Further Information



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