

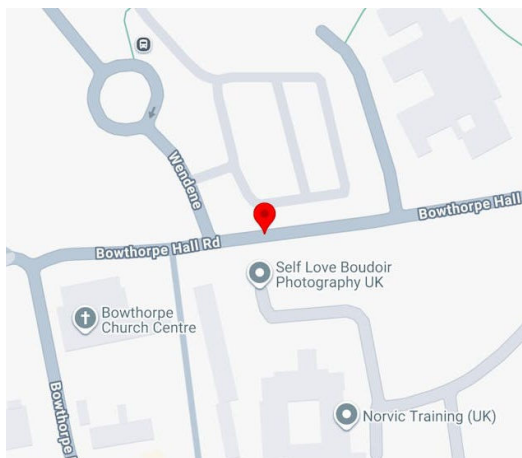


ROCHE

Cotman House, Bowthorpe Hall, Norwich, NR5 9AD

Office To Let | 775 to 5,349 sq ft

Modern offices to let with parking



Location

Cotman House is situated on the west side of Norwich, approximately 4 miles from the city centre and 2 miles from the A47 Southern Bypass. The main entrance to the property is accessed from the end of Wendene via Bowthorpe Hall Road.

Description

The property is located in a secluded position adjoining Bowthorpe Hall within the Bowthorpe Conservation Area. This modern building provides ground and first floor offices arranged around an attractive courtyard area. The available offices can be let individually or in combination and benefit from the following specification and features:

Key Points

- Kitchen and WC facilities
- Carpeted floors
- Substantial on site parking (1 space per 200 sq ft)
- Landscaped gardens and grounds
- The offices can be let individually or in combination
- Passenger lift to first floor office

Accommodation

Description	sq ft	sq m	Rent
Ground floor suite 1	1,205	111.95	£16,870 /annum
Ground floor suite 2	1,195	111.02	£16,730 /annum
Ground floor suite 3	775	72	£10,850 /annum
First floor suite 4	2,174	201.97	£26,100 /annum
Total	5,349	496.94	

Service Charge / Utilities

Additional costs will be payable in respect of utilities, insurance and the landlord's expenditure in respect of maintaining the exterior of the building, common areas and shared services. Further information is available on request.

Terms

The offices are available to let on new effectively full repairing and insuring leases for a term to be agreed.

Summary

- Business rates: The Business Rates are to be re assessed following subdivision. Further information is available on request.
- VAT: Applicable. VAT will be payable on the rent and service charge costs.
- Legal fees: Each party to bear their own costs
- EPC: D (87)

Further information

- [View details on our website](#)

Contact & Viewings

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