

Tribal House, Whiting Road, Norwich Business Park Norwich, Norfolk NR4 6DJ

lot 11

Freehold Office Investment

- Entirely let to The Secretary of State for the Environment (assigned to Tribal Education Limited)
- Located within the established Norwich Business Park adjacent to Hall Road Retail Park
- Nearby occupiers include Homebase, Virgin Money, Norfolk Chamber of Commerce and Pets at Home
- Approximate site area of 0.256 hectares (0.633 acres)
- Large car park for approximately 42 cars
- Six Week Completion Available

Rent
£113,000
per annum
exclusive



Location

Miles: 1.5 miles south of Norwich town centre
62 miles north-east of Cambridge
110 miles north-east of London

Roads: A146, A140, A47

Rail: Norwich Railway Station

Air: Norwich International Airport

Situation

The property is situated on the southern side of Whiting Road, within the established Norwich Business Park, 1.5 miles south of Norwich town centre. The property is adjacent to Hall Road Retail Park with nearby occupiers including Homebase, Virgin Money, Norfolk Chamber of Commerce and Pets at Home.

Description

The property comprises a self-contained office building over ground and first floors. The property benefits from a large car park for approximately 42 cars and an approximate site area of 0.256 hectares (0.633 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	400.40 sq m (4,310 sq ft)	THE SECRETARY OF STATE FOR THE ENVIRONMENT (assigned to Tribal Education Limited t/a Tribal) (1)	25 years from 03/09/1990 on a full repairing and insuring lease	£113,000	03/09/2015
First	Office	396.40 sq m (4,267 sq ft)				
	Storage/Kitchen	10.70 sq m (115 sq ft)				
Totals		807.50 sq m (8,692 sq ft)			£113,000	

(1) Tribal is an education support services company that has provided market-leading learning and development solutions for over 20 years. They are the largest provider of education inspection services in the UK and have carried out over 10,000 school inspections for Ofsted, employing 1,300 staff. (Source: www.tribalgroup.com 06/06/2012)

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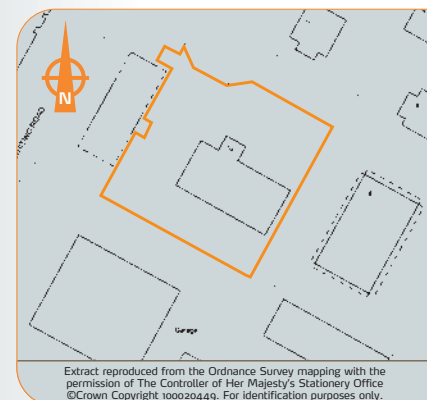
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