

TO LET

LAKESIDE 400

Grade A office building
with car parking

To be refurbished



26,404 sq ft (2,453 sq m) with 110 car parking spaces. Floors from 8,622 sq ft (801 sq m).

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Lakeside 400 offers the opportunity to occupy prestige office accommodation set within a superb landscaped environment on Norwich's pre-eminent business park. The entire building will be available following refurbishment. Consideration will be given to lettings of individual floors and possibly smaller suites.

Specification

- VRF comfort cooled and heated
- Fully accessible raised floors
- Suspended ceilings
- Recessed LED lighting
- 15 metre wide open-plan floor areas
- Double glazed windows
- Excellent natural lighting
- Impressive full height reception
- Feature balcony overlooking lake
- EPC rating – A23

Facilities

- Two passenger lifts to all floors
- Male and female toilets to each floor
- Disabled toilet on each floor
- Shower facilities

Parking

- 110 car parking spaces
- 5 disabled parking spaces
- Motorcycle and cycle parking

Typical floor plan



Tenure and Enquiries

The property will be offered to let as a whole or in part. For further information and enquiries, please contact the joint agents.

Contact

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Key

- Fully occupied
- Space available
- Plot for office use



SAT NAV Ref: NR7 0WG

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IMPORTANT NOTICE

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As a result of the Finance Act, 1989, VAT may be payable on rent or purchase prices. All figures are quoted net of VAT. September 2024.

The landlord has regard to the recommendations of the voluntary Code for Leasing Business Premises in England and Wales 2007. If you are professionally represented, you should ask your advisor for a copy.

Alternatively, the document can be found at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone: 020 7222 7000, www.rics.org.



Further details on rents and terms are available from the letting agents.