

01263 713143 | holt@brown-co.com



## **First Floor Office, 80 Grove Lane** Holt, NR25 6ED **TO LET**

Exceptional high specification first floor office premises with parking.

- Spacious first floor office which provides a contemporary working environment.
- High specification communal break out areas and bathroom facilities.
- Good grounds with dedicated parking for approximately 21 cars.

**Guide £30,000 pax**



### Location

Holt is a busy former market town situated in the centre of north Norfolk, an area considered by many as one of England's finest. It is home to the famous Gresham's School and is a very popular destination for holidaymakers, second home owners and the retired.

The town is one of North Norfolk's 'Principal Settlements' and as such is a primary retail destination with a strong collection of both local and national retailers. Demand for commercial property in Holt has remained strong for over a decade with few vacancies and rising rents throughout recent economic uncertainties.

Holt has a catchment population of about 13,400 with a wider catchment area reaching from Cromer and Overstrand to the east, Melton Constable and Thursford to the west and Saxthorpe to the south of almost 45,000 residents.

The town lies less than 5 miles from the scenic villages of Blakeney and Cley-next-the-Sea along the coastal Area of Outstanding Natural Beauty while the cathedral city of Norwich, with its airport and frequent rail service to London Liverpool Street, is only 23 miles to the south.

### Description

High quality flexible office accommodation which was extensively refurbished in 2019 situated close to Holt town centre and Gresham's School with modern high specification facilities which include, extensive visitor parking and electric car charging points together with ground floor shower facilities, a large kitchen and break out area and a terrace. The office has the benefit of 21 designated car parking spaces.

The building is currently split between two occupiers with the first floor now available.

The available accommodation on the first floor is flexible but is currently laid out to provide:- Reception/sitting area moving into a large open plan working area, meeting room, three further offices, a small kitchenette and server room.

The shared internal and external spaces are fully managed and include CCTV, monitored alarm and fire system, cleaning and waste removal.

Plans are available on request.

### Accommodation

Name	Sq M	Sq ft
Office Space	241	2593
Shared	164	1765
<b>Total</b>	<b>405</b>	<b>4358</b>

All areas are approximate and measured off plans provided by the landlord.

### Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Service Charge details available on request.

### EPC

C (73)

### Business Rates

Rateable Value £21,250

### Terms

A new sub-lease for the premises is available on fully repairing and insuring terms with the length and other terms to be determined.

### VAT

It is understood that VAT is not applicable.

### Legal Costs

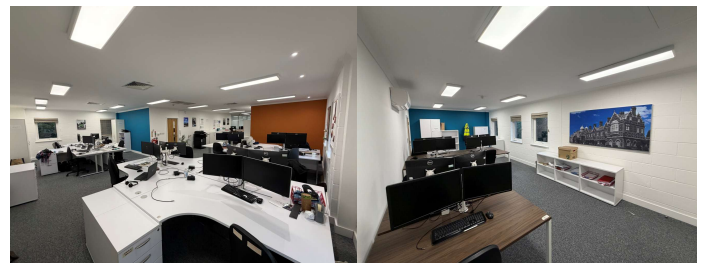
Each party will be responsible for their own legal costs incurred in documenting the letting.

### Viewing & Further Information

Strictly by appointment with the sole letting agent:-

**Brown & Co**  
1A Market Place  
Holt  
Norfolk,  
NR25 6BE

**Tom Cator**  
01263 713143  
tom.cator@brown-co.com



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