



Location

Surrey Street is located in the centre of Norwich and links St Stephens Street and Queens Road, which forms part of the inner ring road. The subject property is located close to the junction with St Stephens Street. The premises are in an established office location, within easy walking distance to the main shopping areas of **Chantry Place** and **St Stephens Street**. The central bus station is in close proximity.

Description

5 Surrey Street is arranged over the first, second and third floor offering a total net internal area of **13,458 sq ft**.

The property is available in part or as a whole. Car parking space is within the basement.

- Prominent position on Surrey Street
- Accessible city-centre location
- Mixture of open plan and cellular space
- Carpeted floors and lift access
- Welfare facilities, inc WC's, showers and kitchens
- Perimeter trunking and comfort cooling
- Suspended ceilings with inset lighting

Accommodation

The office accommodation is arranged over three levels as follows with a total net internal floor area of 13,458 sq ft (1,250 sq m).

First Floor	1,571 sq ft (146 sq m)
Second Floor	6,619 sq ft (615 sq m)
Third Floor	5,628 sq ft (489 sq m)

There is parking in the basement for **14 cars**.

Tenure & Terms

The premises are available to let by way of a full repairing and insuring lease for a term to be agreed.

Rent

£147,500 per annum

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (75). A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is £124,000. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council (Business Rates: 0344 980 3333), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Service Charge

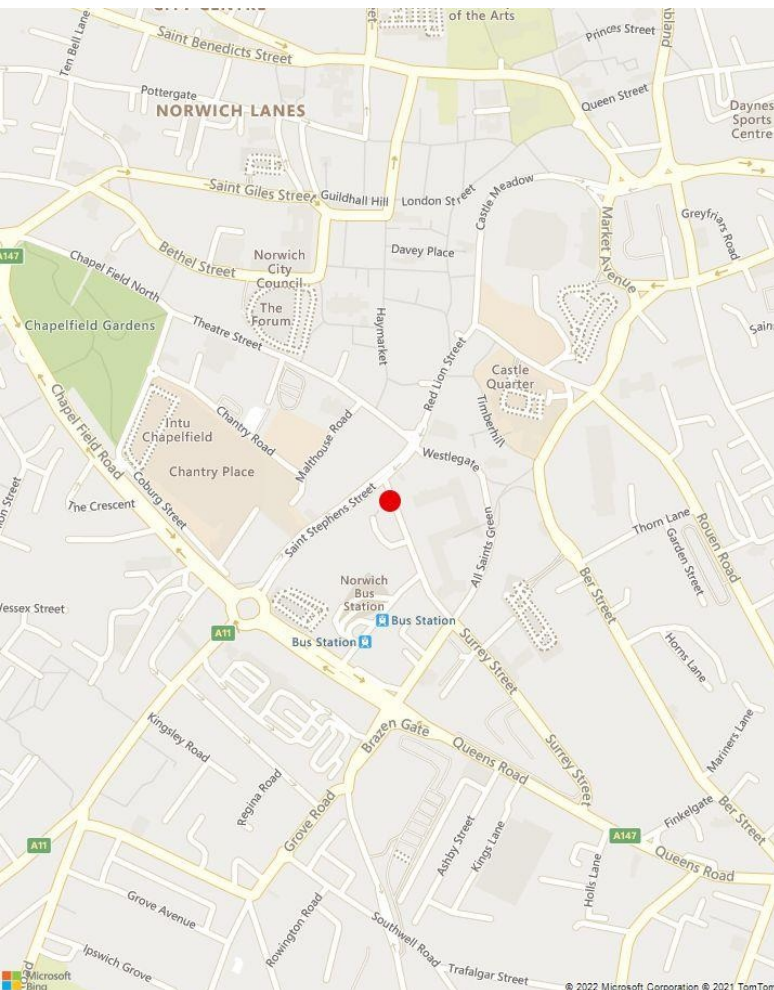
There will be a service charge in relation to Landlord's expenditure in respect of maintaining the common parts. Further details are available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewings & Further Information

Sam Kingston
Roche Chartered Surveyors
 01603 756333 / 07796 262472
samk@rochecs.co.uk



SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



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