



### Location

Norfolk Tower is a landmark building situated in the centre of Norwich, a short walk from the bus station. The inner ring road, which links to the A11 and A140 at the St Stephens Street roundabout is also close by. Norwich mainline railway station is approximately 1½ miles away. The City centre's numerous shopping and leisure amenities are all within easy reach, including a John Lewis department store, the Chantry Place shopping centre, Queens Road Travelodge and the St Stephens NCP car park.

### Description

Norfolk Tower is a 10-storey building providing spectacular views across the City from the upper floors. It benefits from an impressive staffed reception off Surrey Street. The available floors provide mostly open plan accommodation with some smaller meeting rooms, which can easily be removed if required. The offices benefit from the following specification and features:

- Comfort cooling
- Suspended ceilings
- Carpets
- Perimeter trunking
- Level access
- Access to communal meeting room

### Accommodation

The following net lettable floor areas are provided:

**Second floor - 6,966 sq ft (647 sq m)**

The offices can be sub divided to provide the following lettable floor areas:

**Second floor - 5,073 sq ft (471 sq m)  
1,893 sq ft (175 sq m)**

4 car parking spaces are included with the second floor. Further spaces are available at nearby car parks by separate arrangements.

### Tenure & Terms

The offices are available by way of new effectively full repairing and insuring leases for a term by agreement.

### Rent

£15.50 Per Sq Ft

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](http://www.commercialleasecode.co.uk)

## Rates

According to the VOA.gov website, the RVs, from April 2023, are as follows:

Second floor - £67,000

## Planning & Uses

We understand the current use falls within use class E (offices) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

## Viewings & Further Information

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## Service Charge

A service charge will be levied on a pro-rata basis for the communal services and maintenance provided by the Landlord. Further information upon request.

## Legal Costs

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

## Energy Performance Certificate

The offices have an energy performance rating of B(37) and B(42). A full copy of the certificates are available upon request.

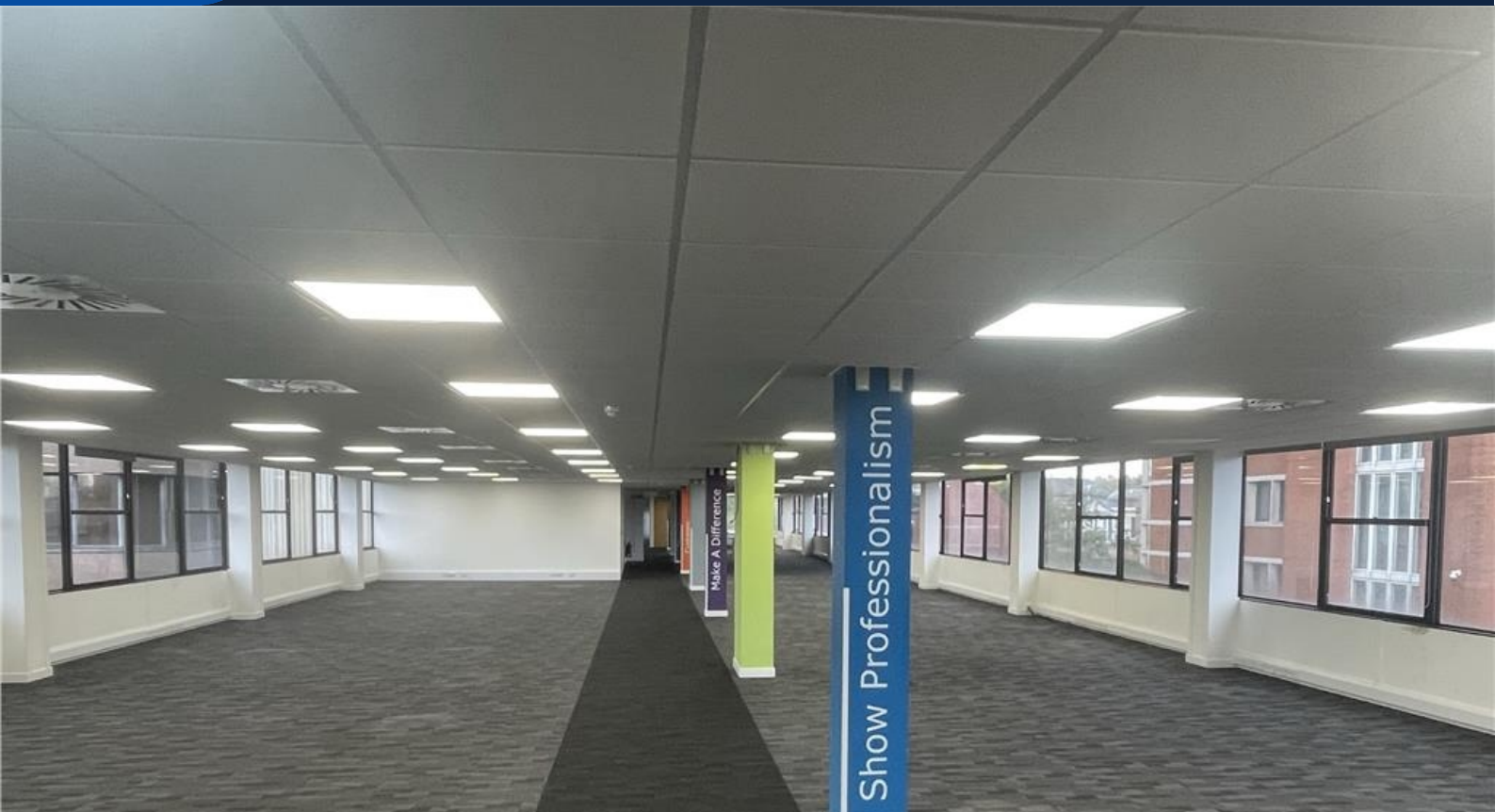
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