



Location

The property is in a prominent and established city centre location at the junction of Bank Plain, London Street and Queen Street which is adjacent to a popular pedestrianised area within Norwich's retail core. The location is well served by public transport and benefits from being in close proximity to St Andrews and Castle Quarter car parks. Prince of Wales road provides a link with the inner ring road to the East and Norwich train station which provides direct routes to Ipswich, Chelmsford and London.

Description

The premises comprise a self contained first, second and third floor office space which are accessed via a ground floor entrance off Bank Plain. The offices benefit from the following specification and features following refurbishment:

- Re-decorated throughout
- New karndean flooring and premium carpets throughout
- New LED studio track lighting within the offices
- Architectural lighting within the common parts
- New premium kitchen break-out spaces
- Fully cabled out and ready for plug and play
- Self-contained office entrance doors
- Occupier signage on each floor

Accommodation

The offices have the following approximate net internal floor areas:

First floor office:	800 sq ft	(74.3 sq m)
Second floor office:	823 sq ft	(76.4 sq m)
Third floor office:	UNDER OFFER	

First and Second Floor can be combined to provide an office of 1,623 sq ft (150.7 sq m)

Availability

The offices are available immediately on terms to be agreed following the completion of substantial refurbishment works.

Rent

First floor office: **£1,000 per month exclusive**

Second floor office: **£1,000 per month exclusive**

The premises are opted for VAT.

Rates

The offices require re-rating following sub division works.

Planning & Uses

The premises are suitable for Office, Studio and other uses within class E of the use class order. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (59). A full copy of the certificate is available upon request.

Viewings & Further Information

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

Service Charge

The tenant is to pay a fair and reasonable proportion of the Service Charge. The Service Charge will be fixed subject to review.

Legal Costs

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

Ben Common
Roche Chartered Surveyors
 01603 756340 / 07917 762230
 benc@rochechs.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