



**SUITE 3, 13-15 ST GEORGE'S STREET, NORWICH, NR3 1AB**  
REFURBISHED SECOND FLOOR OFFICE SUITE | CLASS E USE

- Popular office location
- A short walk to Norwich City Centre
- Newly Refurbished
- Open plan office layout

**TO LET £12,000 per annum | 110.0 sq m (1,184 sq ft )**

**Katie Bates**  
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**BROWN & CO**

Property and Business Consultants  
[brown-co.com](http://brown-co.com)

## Location

The property is located on St George's Street which is a popular area for offices, cafes and restaurants. There are a number of professional practices in the area and the property is a short walk from Norwich City centre.

There is easy access to the St Andrews multi-storey car park just around the corner on Duke Street. The Colegate car park is also within close proximity.

## Description

The office suite is located on the second floor within a smart three-storey mid-terrace period building. The office is accessed through an attractive communal entrance on the ground floor next to XO Kitchen.

The accommodation benefits from a flexible layout and comprises two open-plan offices with a kitchenette. There are communal WC facilities within the building.

## Accommodation

The property provides the following net internal/IPMS 3 floor area.

Description	sq m	sq ft
Total NIA/IPMS 3	110.0	1,184

## 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.

## Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Offices and Premises
Rateable Value	£9,000
Rates payable for 2025/2026	£0*

\*The rateable value is below the minimum threshold therefore the property could be eligible for full rates relief.

## Service Charge

A service charge will be levied in relation to shared utilities and repair and maintenance of the common areas.

## Tenure

The Property is available to be let on a new full repairing and insuring lease for a term of years to be agreed, at a rent of **£12,000 per annum**.

## VAT

It is understood that VAT is applicable.

## Legal Costs

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

## EPC Rating

The property has an EPC rating of D (96). A full copy of the report can be made available on request.

## Viewing & Further Information

Strictly by appointment with the sole letting agent:-

### Brown & Co

The Atrium  
St George's Street  
Norwich, NR3 1AB  
Tel: 01603 629871



## IMPORTANT NOTICES

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