



Location

The property is situated in the heart of Norwich city centre, adjacent to the bus station and opposite Aviva. The city centre's numerous shopping & leisure amenities are all within easy walking distance, including the Chantry Place shopping centre. Norwich train station is approximately 1.5 miles away by car or 0.7 mile on foot.

Description

The property comprises a five-storey purpose-built office building providing a combination of open plan offices and separate meeting rooms. There are kitchen areas on each floor, as well as WCs and a passenger lift providing access up to the third floor.

Each floor has an open plan office with a meeting room at the front. The second floor has two further meeting rooms off the landing, while the third floor has a single additional meeting room. Both have their own kitchens.

The general specification includes:

- Comfort cooling and heating
- Carpeted floors
- Perimeter trunking
- Suspended ceilings with office grade lighting
- Disabled access
- Potential for parking spaces - ask agents for further details

Accommodation

The available accommodation has the following approximate net internal floor areas:

Ground Floor Front Office:	547	sq ft	(50.8 sq m)
Second Floor Main Suite:	1,340	sq ft	(124.5 sq m)
Second Floor Side Office:	199	sq ft	(18.5 sq m)
Third Floor South Office:	1,352	sq ft	(125.6 sq m)

Total: 3,438 sq ft (319.39 sq m)

Tenure & Terms

The suites are available on new effectively full repairing and insuring leases on flexible terms to be agreed. The Ground Floor Front suite will be available to let from **January 2026**.

Rent

Rents are from **£15 per sq ft per annum**, inclusive of service charge.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of C (74). Full details are available from the letting agents.

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

Rates

The Valuation Office Agency website indicates that current the Rateable Values Are:

- Ground Floor: £9,800
- Second Floor: £24,900
- Third Floor: £23,150
- Second Floor Front: £3,750
- Second Floor Side Office: £2,650

These are not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council, or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Viewings & Further Information

Graham Jones
Roche Chartered Surveyors
 01603 756338 / 07496 164609
grahamj@rochecs.co.uk

Legal Costs

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

Chris Watkins
Roche Chartered Surveyors
 01603 756336 / 07742 960315
chrisw@rochecs.co.uk



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