



Self Contained Office Building
57.60m² (620sqft)

Office
For Sale

PROMINENT CENTRAL LOCATION
BUSY VEHICULAR THOROUGHFARE
WALKING DISTANCE OF THE CITY CENTRE

23 Charing Cross, Norwich, Norfolk NR2 4AX

Charing Cross is located in the city centre. The property benefits from being close to St Andrews car park (1,184 spaces) and Duke Street car park. A wide array of shops on the connecting road, St Benedicts Street, and the city centre which is within walking distance.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



Description

The property comprises a two-storey self-contained office building with a ground-floor reception and office space and further first-floor offices which also benefit from from air conditioning. The WCs are located on the first floor.

There is one parking space to the front of the property.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

Description	M ²	Sq Ft
Ground Floor	32.17	346
First Floor		
Office One	12.27	132
Office	13.22	142
Total NIA	57.66	620

Terms

The freehold interest in the property is available for sale at **£155,000 exclusive**.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Office and Premises

Rateable Value: £8,400

Rates Payable 2023/2024: £4,191.60

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: C

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRD/njr/28278/120

