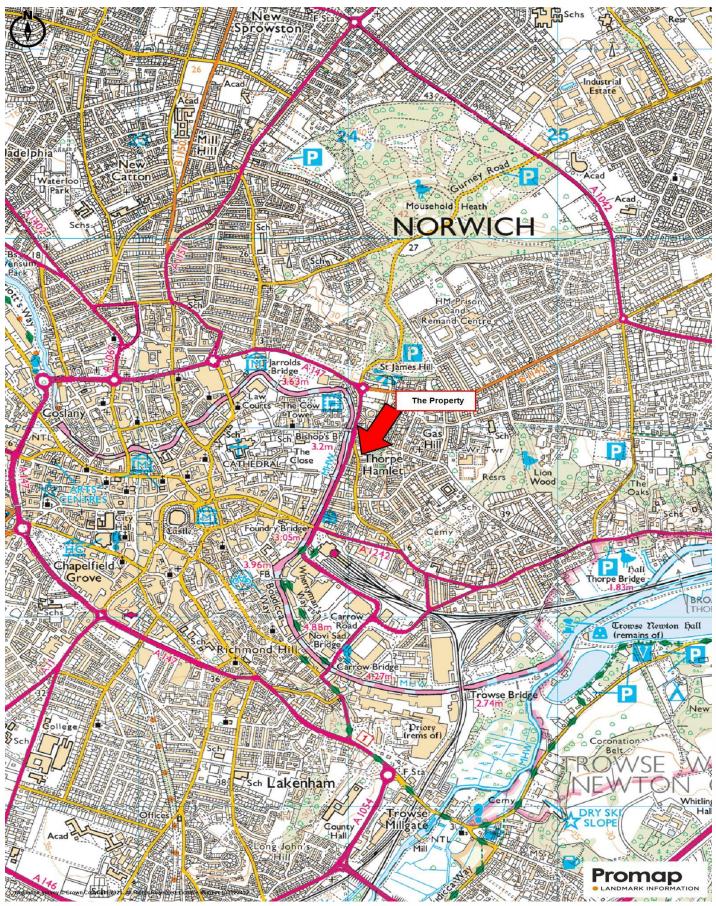
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Self-contained three-storey office building 170.04 m² (1,830 sq ft)

Office

To Let

MODERN SELF-CONTAINED BUILDING

4 CAR PARKING SPACES

OPEN-PLAN AND PARTITIONED OFFICES

CLOSE TO CITY CENTRE

NORWICH STATION 0.3 MILE

JUST OFF A147 INNER RING ROAD

3, Chalk Hill House, 19 Rosary Road, Norwich, Norfolk NR1 1SZ

The property is situated on Rosary Road, close to its junction with Riverside Road (A147), which forms part of the Inner Ring Road, and is on the edge of the City centre, with all main arterial routes easily accessible and approximately half a mile from Norwich train station.



3, Chalk Hill House, 19 Rosary Road, Norwich, Norfolk NR1 1SZ

Description

The property forms part of a modern development of self-contained three-storey office buildings with 4 car parking spaces.

Internally, the subject property has a mix of open-plan and partitioned offices with WCs on ground, first and second floors and a kitchen on the first floor.

The property benefits from suspended ceiling (ground and first floors) with category 2 lighting, power and data sockets on the walls, gas-fired central heating with wall-mounted radiators and air conditioning split units.

The property benefits from 4 car spaces.

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	m²	Sqft
Ground Floor	59.57	641
First Floor	61.87	666
Second Floor	48.61	523
Total NIA	170.04	1,830

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed. Quoting rent available on request.

Business Rates

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

Description: Office and Premises

Rateable Value: £18,000

Rates Payable 2023/2024: £8,982

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: TBC

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Nick O'Leary

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SUBJECT TO CONTRACT - NOL/njr/28391/120

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