



Lower Ground Office, Chalk Hill House, Rosary Road, Norwich, NR1 1SZ

OPEN-PLAN OFFICE SUITE

- Modern lower-ground office suite
- Open-plan accommodation
- Close to Norwich Train Station
- 2 parking spaces

TO LET £14,500 PAX | 110.1 sq m (1,185 sq ft)

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BROWN & CO

Property and Business Consultants
brown-co.com

LOCATION

The property is situated to the east of Norwich City Centre on Rosary Road, just off the A147 Riverside Road inner ring road, a short distance from the railway station, some 0.5 mile distant. Other occupiers in the complex include Beat Eating Disorders Charity, Stafford Aero Technologies and BOE Information Systems Ltd.

DESCRIPTION

The property comprises a lower ground floor office suite within Chalk Hill House. The office is predominantly open-plan with two private offices/meeting rooms. The office suite benefits from a total of 2 parking spaces.

The office suite benefits from the following specification:

- Gas fired central heating
- Air conditioning
- Carpeted floors
- Suspended ceilings
- Double-glazed windows
- Fitted kitchenette and WC

ACCOMMODATION

The property provides the following IPMS 3 floor area:

Description	sq m	sq ft
Office	109.0	1,173
Kitchen	1.1	12
Total IPMS 3	110.1	1,185

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 & Premises
Rateable Value	£6,000
Rates Payable	£0*

*Interested parties may wish to know that qualifying occupiers may be entitled to full rates relief as the rateable value is less than £12,000.

SERVICE CHARGE

A service charge will be levied to cover the maintenance and upkeep of common parts and surfaced/ landscaped areas.

TENURE

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£14,500 per annum exclusive.

VAT

VAT will be levied in addition to the rent.

LEGAL COSTS

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

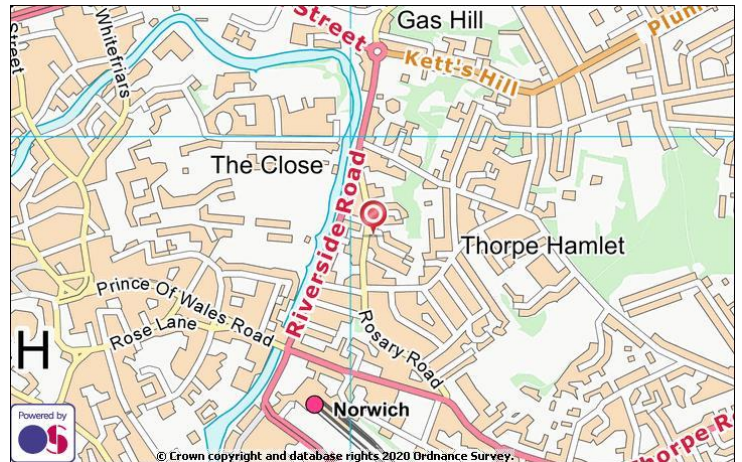
EPC

The property has an EPC rating of D (98).

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



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