



3 COLEGATE, NORWICH, NR3 1BN

GRADE II LISTED OFFICES

- Attractive Grade II Listed offices with shared kitchen
- Recently refurbished
- City centre location
- Offices available to let separately or together

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BROWN & CO

Property and Business Consultants
brown-co.com

TO LET £6,500-£11,700 | 40.3-84.1 sq m (433-905 sq ft)

Location

The premises are situated in Norwich City Centre on Colegate, close to the junction with Fye Bridge Street, and opposite St Clements Church.

The locality provides a mix of commercial and residential uses, and the property adjoins the 94 space Norwich City Council owned and operated Colegate public car park.

Mills & Reeve Solicitors, Barclays Bank, Jane Austen College, Norwich Playhouse and St Andrews multi storey car park are all within 350 metres of the premises.

Description

The property comprises a recently refurbished three storey Grade II listed office building in the centre of Norwich.

The property is of brick wall construction under pitched tiled roofs, and internally provides well-proportioned characterful office rooms to the front at ground and second floor level.

The property has a number of period features including attractive entrance hall, sash windows and some intricate architrave and plaster finishes. The premises are centrally heated via a gas fired boiler.

The premises also offers a shared kitchen and WC facilities.

One parking space (suitable for 2 cars if double-parked) is available with the second floor office.

Accommodation

The property provides the following net internal floor areas:

Description	sq m	sq ft
Ground floor office	40.3	434
Second floor offices	84.1	905
Total NIA	124.4	1,339

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	Ground floor	Second floor
RV (from 1 st April 2023)	£15,750	£8,200
Rates payable for 2023/2024	£7,859	£0*

*The rateable value is below the minimum value threshold and an occupier may therefore be eligible for full rates relief.

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 E.

Tenure

The Property is available to let on terms to be agreed and a rent as follows:

Description	Rent (pax)
Ground floor	£6,500
Second floor	£11,700

VAT

It is understood that VAT is applicable.

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

Katie Bates

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07818 534732
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IMPORTANT NOTICES

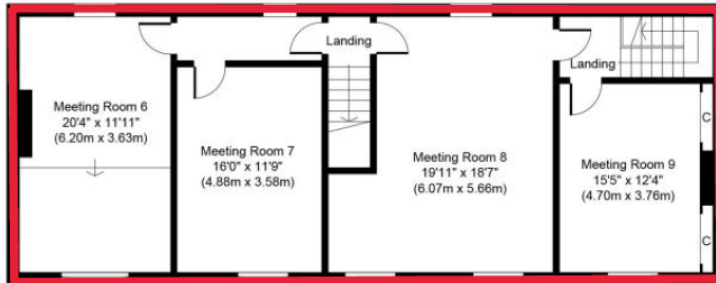
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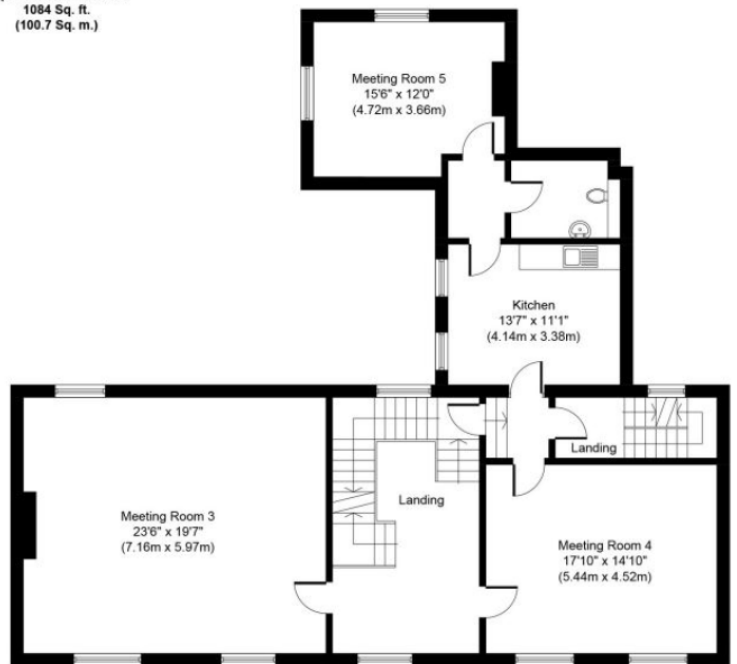
Available spaces



Second Floor
Approximate Floor Area
1084 Sq. ft.
(100.7 Sq. m.)



Ground Floor
Approximate Floor Area
1668 Sq. ft.
(155.0 Sq. m.)



First Floor
Approximate Floor Area
1507 Sq. ft.
(140.0 Sq. m.)