

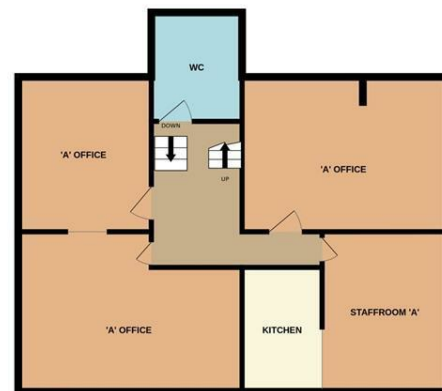
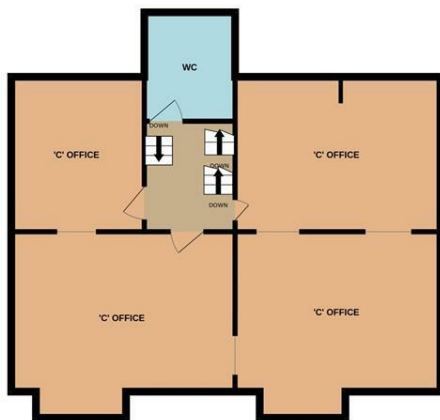


Thorpe Road | Norwich | NR1  
Per Annum £32,912 Per Annum

abbotFox

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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abbotFox presents Independent House. An attractive end terraced property with accommodation over five floors, with the upper floors available to be rented, on either a room by room basis, or let as a whole.

The ground floor offers an inviting reception area, perfect for greeting clients, along with two further meeting rooms and a boardroom, which can be reserved for use by all occupants of the building. There is also communal WC's and kitchen facilities.

Car parking is also available to the rear of the building via separate negotiation.

**Agents Notes:**

Individual offices available from £5150 per annum. Tenants will not have to pay VAT due to it being exempt

Each occupier will be responsible for the Business Rates. Each party to be responsible for their own legal costs.

All-inclusive rent on lease terms to be agreed, Price on application.

