



Location

The property is located on Prince of Wales Road, which is the main thoroughfare from the city centre and Tombland to the Riverside complex and train station. The area is a mixture of bars, offices, and residential accommodation and within easy walking distance to the main shopping areas of Chantry Place and Castle Quarter.

Description

The premises comprise a three storey office building with self contained office accommodation to the ground floor. The property benefits from the following specification and features:

- Prominent position on Prince of Wales Road
- Open plan and demountable partitioned offices
- Sheltered recessed entrance and level access
- Suspended ceilings incorporating Cat 2 lighting
- Disabled WC facilities and carpeted floors
- Security alarm and air conditioning
- Public parking: Rose Lane Car Park and Prince of Wales Road

Accommodation

The property is arranged over three levels with a total net internal floor area of **4,423 sq ft (410.9 sq m)**.

Ground Floor **1,000 sq ft (92.9 sq m)**
First Floor **1,675 sq ft (155.6 sq m)**
Second Floor **1,748 sq ft (162.4 sq m)**

Rent

£15,000 - £54,400 per annum exclusive

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (85). A full copy of the certificate is available upon request.

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Rates

To be assessed.

Service Charge

There will be a service charge in relation to Landlord's expenditure of common areas.

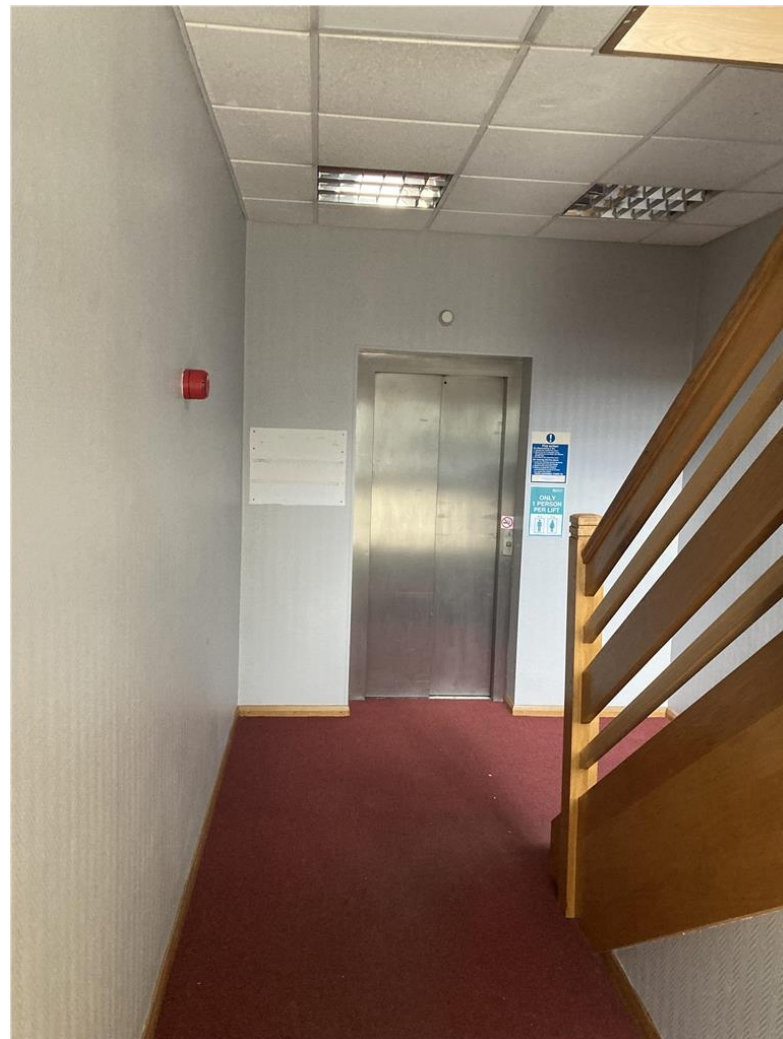
Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewings & Further Information

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IMPORTANT NOTICE

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