



Location

The property is located in the City Centre on St Giles Street just off Grapes Hill in a convenient and popular location adjacent to St Giles multi storey car park with Norwich City Hall and Norwich Market in close proximity. The property is accessible from all arterial routes being situated just inside the A147 inner ring road.

Description

The premises comprises two first floor suites which forms part of a two story office building with the following specification and features:

- Lift access
- Ground floor lobby
- Internal storage / meeting rooms
- Radiator heating
- Carpeted floors
- Perimeter trunking
- Suspended ceilings
- Shared kitchen and WC facilities

Accommodation

The offices have the following net internal floor areas:

Suite 1 -	2,544 sq ft	(236.3 sq m)
Suite 2 -	2,081 sq ft	(193.3 sq m)
Total:	4,625 sq ft	(429.6 sq m)

Tenure & Terms

The offices are available separately or in combination by way of a new effectively full repairing and insuring lease for a term by agreement.

Rent

Suite 1 - **£32,000 per annum exclusive**

Suite 2 - **£26,500 per annum exclusive**

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (90). A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Values are £23,500 for Suite 1 and £17,500 for Suite 2. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council, or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Planning & Uses

We understand the current use falls within use class E (offices) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

Ben Common
Roche Chartered Surveyors
 01603 756340 / 07917 762230
benc@rochecs.co.uk

Chris Squirrel
Bidwells
 01603 229323
chris.squirrel@bidwells.co.uk

Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

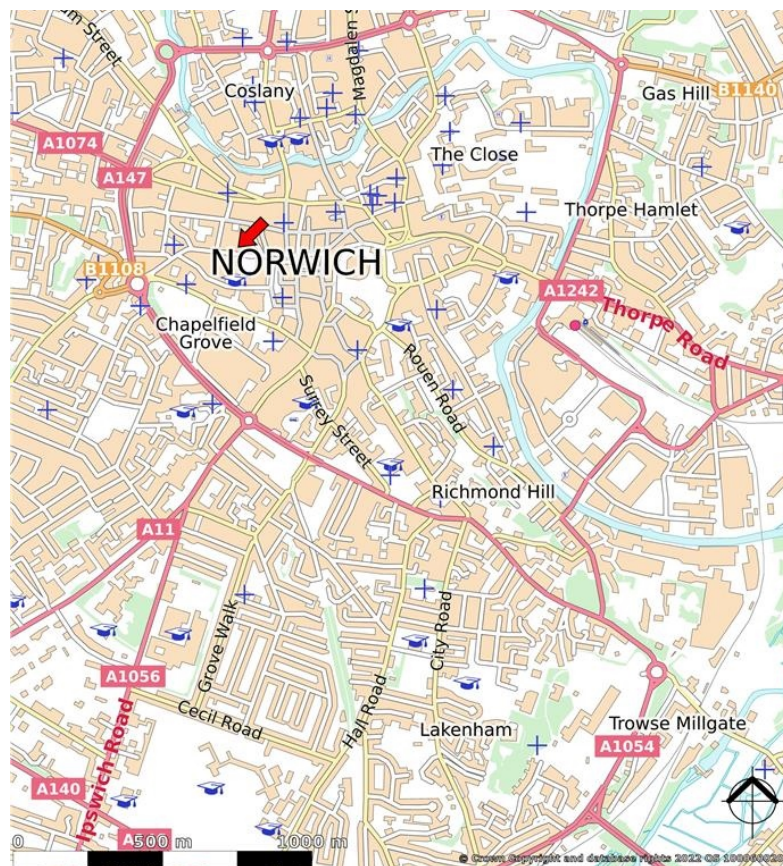
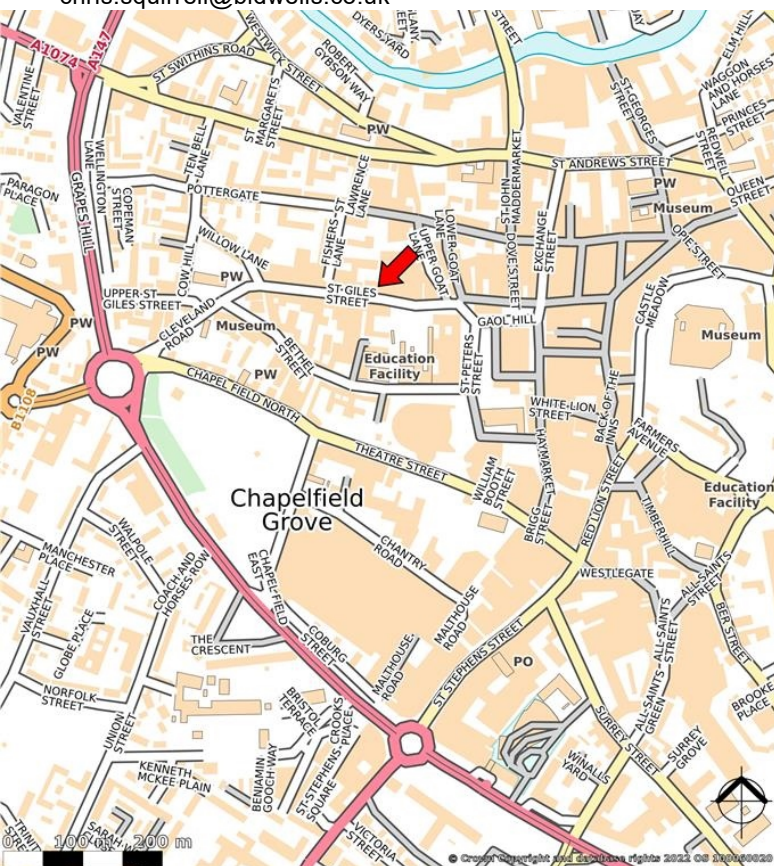
Service Charge

There is an estate and building service charge to cover the maintenance and repair of the common and external areas. This will be capped at £6.50 per square foot per annum subject to yearly RPI increases. Further details available on application.

Legal Costs

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

Sam Kingdon
Roche Chartered Surveyors
 01603 756333 / 07796 262472
samk@rochecs.co.uk



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



IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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