

69/75  
THORPE ROAD  
NORWICH  
NR1 1UA



## **To Let** 1,829 to 12,190 sq ft (169 to 1,132 sq m)

69/75 Thorpe Road is an actively managed multi-let office with occupiers including GLX, Murrells, MJP and Age UK.

- Two passenger lifts
- Male and female WCs per floor
- Shower facilities
- Covered bicycle racks
- Generous on-site parking



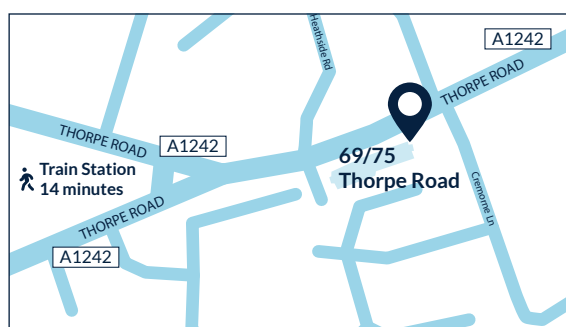
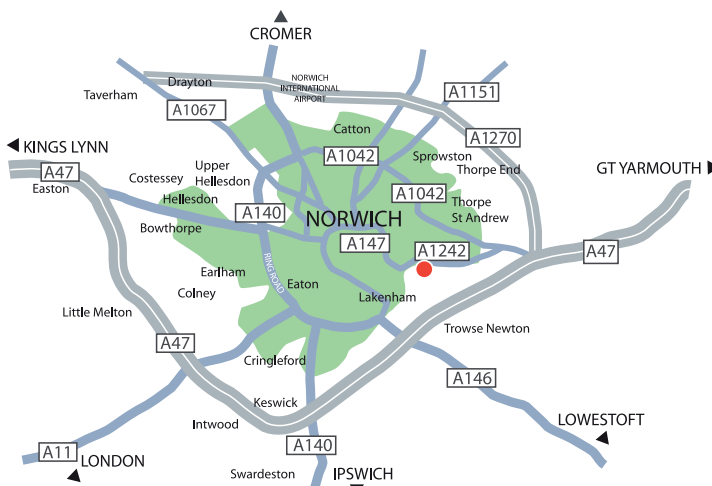
69/75 THORPE ROAD

## Location

The property is located on Thorpe Road with good access to both Norwich city centre, Norwich Train Station and the A47 at Trowse.

Approximate travel times and distances are:

- + A47 - Trowse:  
2.2 miles - 10 minutes
- + Norwich Train Station:  
0.6 miles - 12 minutes by foot
- + Norwich city centre (City Hall):  
1.3 miles - 26 minutes by foot
- + A47 - Broadland Business Park:  
2.6 miles - 8 minutes



Well positioned for access to both city centre ring road. Within a 10-minute walk there are a number of leisure and retail facilities including Morrisons Supermarket and the Riverside Retail Park, The Coach & Horses and The Fat Cat & Canary public houses, with a range of local convenient stores.

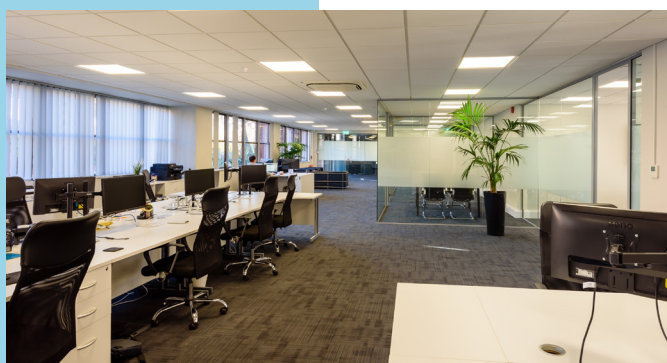
## General Specification

The property has a general specification of:

- + Comfort cooling
- + Suspended ceiling with recessed lighting
- + Perimeter trunking
- + Kitchen or Tea Point to each office suite
- + Car parking ratio of approximately 1 space per 357 sq ft

## Lease Terms

The property is available on effective FRI terms - recovered by way of service charge.



## Ground and First floor offices



Refurbished accommodation on first floor

### Ground Floor East

5,057 sq ft (469.81 sq m) 14 spaces

### First Floor West (Front)

1,829 sq ft (169.92 sq m) 5 spaces

### First Floor East

5,304 sq ft (492.75 sq m) 15 spaces

### Total

12,190 sq ft (1,132.48 sq m) 34 spaces

Available individually or as a whole. The first floor suites can be combined to provide 7,133 sq ft ( 662.67 sq m) with 20 spaces



Refurbished accommodation on first floor

## Rates

The property is assessed as an office.

Ground floor rateable value is £54,000

First floor West front rateable value is £21,250

First floor East rateable value is £57,000.

Interested parties are advised to make their own enquiries with Norwich City Council or by following [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

## Energy Performance Certificate

The ground floor suite has an EPC rating of E.

The first floor West front suite has an EPC rating of C.

The first floor East suite has an EPC rating of C.

Copies are available upon request.



Refurbished accommodation on first floor





Map © Google Earth

## Viewings and Further Information

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Subject to Contract

