



Location

St Giles Street is located in the centre of Norwich and links the city centre to Grapes Hill and the inner ring road. The property is located within close proximity to **Norwich City Council, Norwich Market** and the **St Giles Multi-Storey Car Park**. The location has a mixture of retail, leisure, residential and office uses within close proximity.

Description

The property is an end terrace former dwelling which has been converted into office use spread over basement and three upper floors. The total net internal area is **6,463 sq ft (600.4 sq m)**.

The property is available as a whole and has the following features:

- Prominent location on St Giles Street.
- Accessible city centre location.
- Mixture of open plan and cellular space.
- Carpeted floors with radiator heating.
- Welfare facilities including WCs and kitchens.
- Ceiling mounted lighting.

Accommodation

The office accommodation is arranged as follows:

Basement - 1,411 sq ft (131.1 sq m)
 Ground Floor - 1,560 sq ft (144.9 sq m)
 First Floor - 1,729 sq ft (144.9 sq m)
 Second Floor - 1,763 sq ft (163.8 sq m)

Tenure & Terms

The premises are available to let by way of assignment, sub tenancy or a new lease by agreement with the Landlord. The lease is held on a full repairing and insuring term subject to a schedule of condition.

Rent

£45,000 per annum.

Energy Performance Certificate

The property is Listed and does not have an energy performance certificate.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £36,500. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

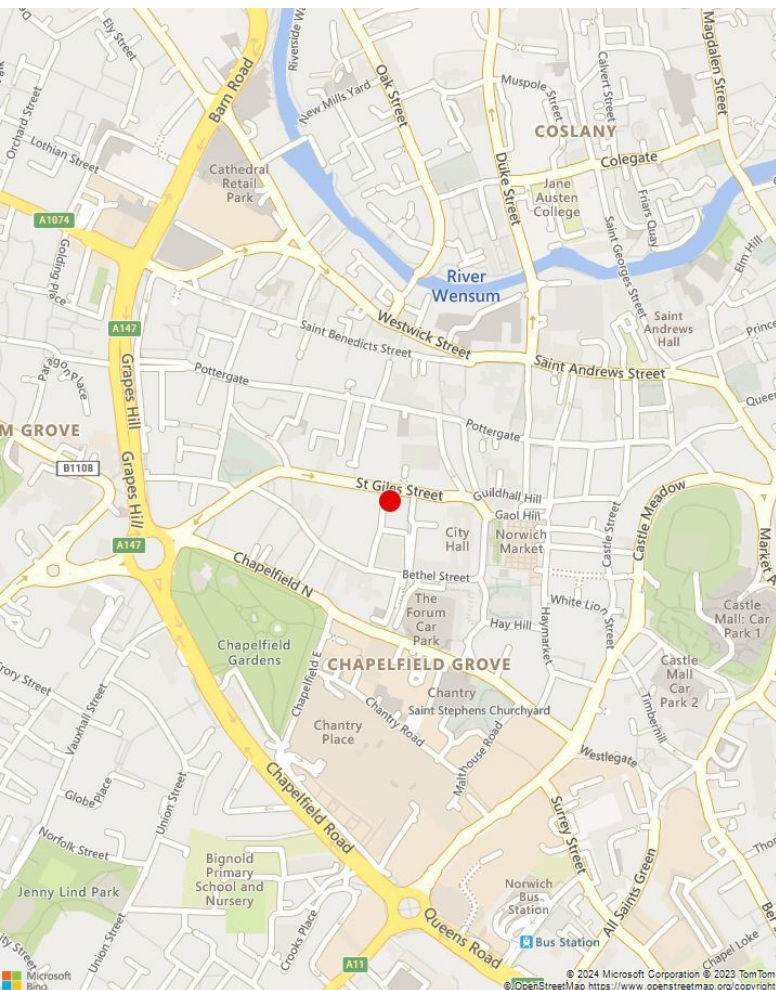
Viewings & Further Information

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Legal Costs

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

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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



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