



Location

The property is situated in the heart of Norwich city centre, adjacent to the bus station and opposite Aviva. The city centre's numerous shopping & leisure amenities are all within easy walking distance, including the Chantry Place shopping centre. Norwich train station is approximately 1.5 miles away by car or 1 mile on foot.

Description

The property comprises a five-storey purpose-built office building providing a combination of open plan offices and separate meeting rooms. There are kitchen areas on each floor, as well as WCs and a passenger lift providing access up to the third floor.

Each floor has an open plan office with a meeting room at the front. The second floor has two further meeting rooms off the landing, whilst the third floor has a single additional meeting room. Both have their own kitchens. The ground floor has a shopfront and its own access from Surrey Street, thus providing scope for alternative uses.

The general specification includes:

- Comfort cooling and heating
- Perimeter trunking
- Suspended ceilings with office grade lighting
- Parking options for up to 20 cars
- Disabled access

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

Accommodation

The available accommodation has the following approximate net internal floor areas:

Ground floor front: 547 sq ft (50.8 sq m)
 Second floor: 1,813 sq ft (168.4 sq m)
 Third floor: 1,352 sq ft (125.6 sq m)

Total: 3,712 sq ft (344.8 sq m)

The second floor can be split into suites from 199 sq ft (18.5 sq m)

Tenure & Terms

The suites are available on new effectively full repairing and insuring (partly via service charge) leases on flexible terms to be agreed.

Rent

On application, incentives available.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of C (74). Full details are available from the letting agents.

Rates

The Valuation Office Agency website indicates that current the Rateable Values Are:

Ground floor front: £10,000
Second floor: £24,900
Third floor: £23,150

These are 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.

Viewings & Further Information

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Service Charge

There is a service charge payable in relation to Landlord's expenditure in respect of maintaining the exterior and common parts and providing common services. Further details are available upon request.

Legal Costs

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

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