

Ground Floor **Austin House**

Stannard Place
Norwich
NR3 1YE

- Extensively Refurbished
- 8,364 sq ft (770 sq m)
- 17 Parking Spaces



To Let



Situation

Norwich is the administrative centre of Norfolk and is widely regarded as the regional capital of East Anglia. It has a travel to work population of approximately 370,000 with 132,500 living within the city council area.

The city centre has a wide range of leisure and cultural amenities. The business community is home to a number of national and regional businesses including Aviva, Marsh, Briar Chemicals, The Stationery Office as well as Norfolk County Council and Norwich City Council.

The city has a wide catchment area with the nearest competing urban centres being King's Lynn (45 miles), Great Yarmouth (20 miles), Ipswich (40 miles) and Cambridge (60 miles).

Location

Stannard Place is prominently located on St Crispins Road which forms part of Norwich's inner ring road, just to the north of Norwich city centre. The property is accessed from St Crispins Road and Calvert Street with the secondary car parking being located off Edward Street.

The inner ring road itself, provides vehicular access to the A11 and A140 to the west and Norwich Railway Station to the east.

There are a number of public car parks, bars and restaurants within the immediate vicinity. Norwich International Airport is located approximately 2 miles to the north of the city where there are 4 flights per day to Amsterdam, Schiphol Airport, as well as other European and national destinations.

Description

The ground floor suite at Austin House has the following specification:

- Comfort cooling and heating system
- New carpets
- Fully accessible raised floors with 115 mm void
- Double glazing
- New suspended ceiling with LG7 integrated lighting
- A complete redecoration throughout
- Newly refurbished WCs

Accommodation

The net lettable area is 8,364 sq ft (770 sq m).

Rates

According to the valuation agency website the property has a rateable value of £83,500. Interested parties should make their own enquiries of Norwich City Council Rates Department: 01603 212282.

Energy Performance Certificate (EPC)

The property has an EPC rating of D.

Parking

The property is provided with 17 parking spaces (1 space: 492 sq ft).

VAT

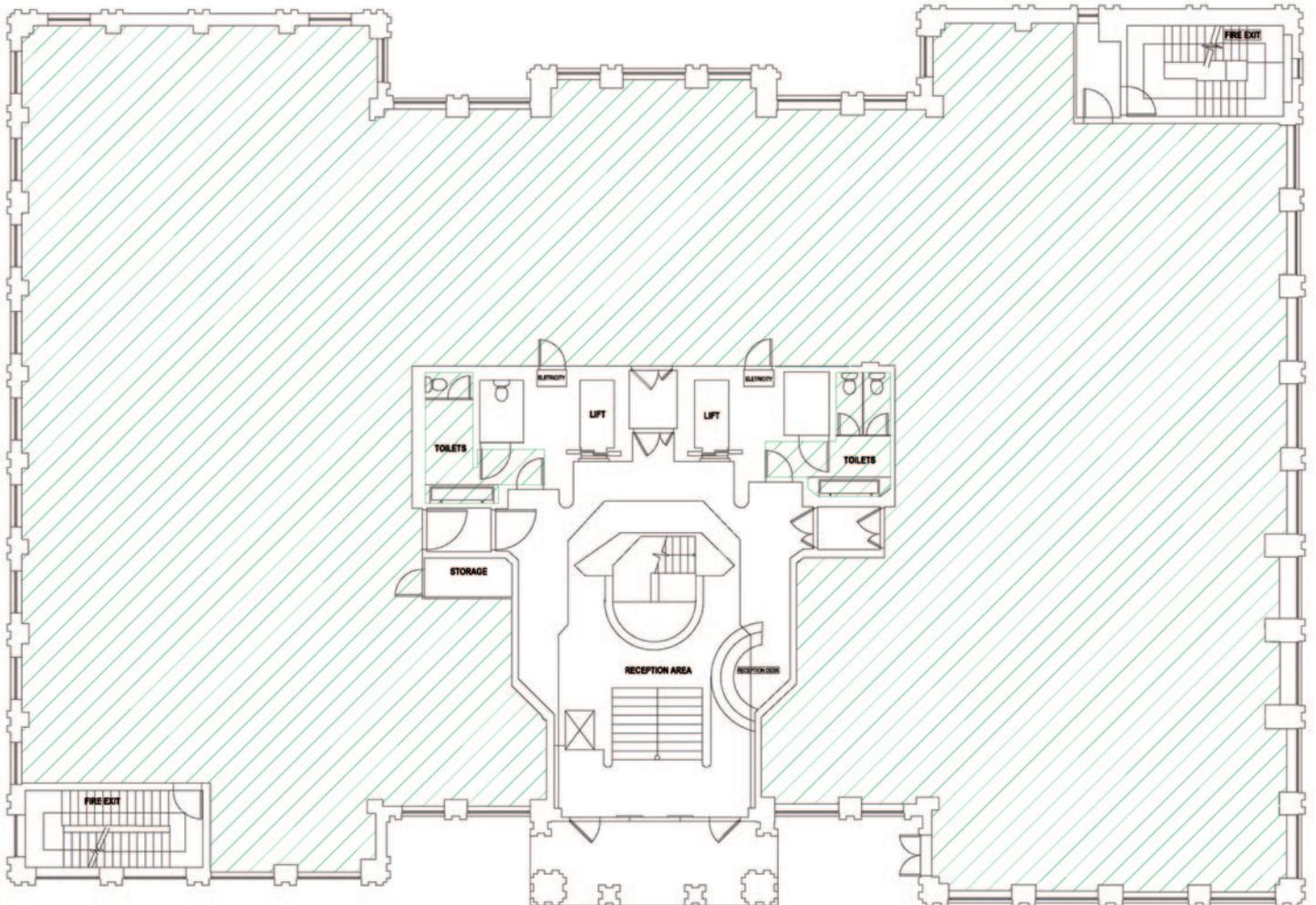
VAT is applicable to the rent and service charge.

Terms

The property is available to let on a new lease for a term to be agreed . Rent upon application.



Floor Plan





Viewing

Viewing strictly through the joint letting agents:

ROCHE

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Roche

Sam Kingston
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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.commercialleasecodeew.co.uk Disclaimer: these particulars do not constitute an offer or contract or any part thereof. The agents do not make or give either in these particulars or during negotiations or otherwise any warranty or representations whatsoever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising there from. All statements are made without responsibility on the part of the agents or their vendors or lessors, and no responsibility is taken for any omission, error or mis-statement. All intending purchasers or tenants must satisfy themselves as to any matter concerning the premises, by inspection, independent advice, or otherwise. All rentals and prices are quoted exclusive of VAT unless confirmed otherwise. The cover aerial photograph is a computer enhanced image of the property. April 2019