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Ground Floor Office Premises

89.46 SqM (963 SqFt)

Office

To Let

CITY CENTRE LOCATION

34A Colegate, Norwich NR3 1BG

GROUND FLOOR OFFICES

The property is located on a prominent position at the junction of St Georges Street and Colgate, close to the heart of Norwich city centre.

THE MAIN SHOPPING AREAS OF NORWICH WITHIN EASY WALKING DISTANCE

Nearby occupiers include Merchants of Spice, The Playhouse and The Last Bar and Restaurant.

SUITABLE FOR A RANGE OF USES UNDER CLASS E OR ALTERNATIVE USES (STP)

arnoldskeys.com | 01603 620551



2 Prince of Wales Road, Norwich NR1 1LB

Description

The property comprises ground floor office accommodation of a three storey building with residential accommodation to the upper parts.

Access to the property is via a shared access on the corner of the property, there is an additional means of access and egress to the rear side elevation via the adjacent passageway.

The property provides a mixture of open plan and cellular configuration together with ancillary accommodation in the form of a single WC and kitchen area.

Heating is provided by a gas fired central heating system and the accommodation also benefits from UPVC double glazing to the St Georges Street elevation.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor area:

TOTAL NIA = 89.46 sqm (963 sq ft)

Terms

The property is available on a new effective full repairing and insuring lease, for a term to be agreed, at an initial rent of **£11,000 per annum** exclusive.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Showroom and Premises

Rateable Value: £9,700

Rates Payable 2021/2022: £4,840.30

Legal Costs

The ingoing tenant will be responsible for both parties' reasonably incurred legal fees.

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: TBC

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys Commercial 01603 216825

Mark Mayhew Tel: 01603 216828
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or

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SUBJECT TO CONTRACT - MRM/hcc/07.2021

