



Open Plan Office Suite with Parking 280.84m² (3,023 sqft)

Office

To Let

Grade A Office Suites

On-site Car Parking

Convenient Central Location

Close to Norwich Railway
Station and Castle Meadow
Bus Stops

No. 1 Prince of Wales Road, Norwich NR1 1BD

No.1 Prince of Wales Road is prominently positioned at the top of Prince of Wales Road. Norwich railway station is within a short walk, where two services per hour are provided to London Liverpool Street.

The City centre's numerous shopping, cultural and leisure amenities are situated a short distance from the property.

Occupiers in the building include Hays Recruitment, Handelsbanken and Verisk whilst other nearby occupiers include ITV Anglia, Create Consulting engineers, Bidwells and Arnolds Keys.

Description

The property is a modern, high quality multi-let office building with a staffed reception. There are four floors of office space with a secure undercroft parking area.

The offices are with double glazed sash windows providing views across the City. The space incorporates the following specification:

- Fully accessible raised floors
- Carpeting throughout
- Air handling system providing heating and cooling
- Suspended ceiling, with recessed lighting
- Kitchen facilities

The modern communal WC facilities have showers installed and provision in the basement for cyclists with cycle racks.

There is car parking available in the secure undercroft car park and ground level parking at the rear of the building. This is accessed via Greyfriars Road, off Rose Lane.

Accommodation

Within the building there are 2 suites available which are the following sizes:

Description	M ²	Sq Ft
LET - Ground Floor Rear	266.46	2,865
LET -First Floor Third Floor	218.87 280.84	2,356 3,023
Total Area	280.84	3,023

Terms

The suites are available by way of new effective FRI leases for a term to be agreed. Rent is calculated at £14.50 per sq ft.

Service Charge

A service charge applies to the building which is re-charged to tenants on a pro-rata basis. Details of the current service charge are available upon request.

Business Rates

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

Description: Office and Premises

Floor	Rateable Value	Rates payable 2022/23
Ground	£26,750	£13,348.25
First	To be assessed	
Third	£34,500	£17,215.50

Legal Costs

Each party is to bear its own legal costs.

VAT

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

EPC

The suites have an EPC rating of D & E.

Viewing and further information

Strictly by appointment with the Joint Sole agents:

Arnolds Keys Commercial 01603 216825

Nick O'Leary or Harry Downing

nick.oleary@arnoldskeys.com

harry.downing@arnoldskeys.com

or

Bidwells 01603 763939

Chris Squirrell or Will Jones

william.jones@bidwells.co.uk

chris.squirrell@bidwells.co.uk

SUBJECT TO CONTRACT -

