



Open Plan Office Suites with Parking
264.6 – 545.4 m² (2,848 – 5,871 sq ft)

Office

To Let

**PROMINENTLY SITUATED
OFFICES**

AIR CONDITIONED SUITES

ON-SITE CAR PARKING

REFURBISHED RECEPTION

**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 and is within a short walk of Norwich railway station, 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, Verisk and Arnolds Keys, whilst other nearby occupiers include ITV Anglia, Create Consulting Engineers and Norfolk Chamber of Commerce.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

Description

The property is a modern, prominently situated multi-let office building with a refurbished reception. There are four floors of offices and secure undercroft parking area.

The offices suites are predominantly open plan in layout and benefit from the specification:

- 2x 10 person passenger lifts
- 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	M²	Sq Ft
Suite C 1 st Floor	264.58	2,848
3 rd Floor (under offer)	280.84	3,023
Total Area	545.42	5,871

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 2024/25
Part 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.

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

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SUBJECT TO CONTRACT -

