



Characterful Modern Office Suite
53m² (570 sq ft)

Office

To Let

ESTABLISHED LOCATION IN DESIGN QUARTER

ATTRACTIVE COURTYARD OFFICE SCHEME

CHARACTERFUL OFFICE SPACE WITH PERIOD FEATURES

CLOSE TO NORWICH STATION, CITY CENTRE AND RIVERSIDE LEISURE COMPLEX

8 Netherconesford, 93-95 King Street, Norwich, Norfolk NR1 1PH

The property is situated at the corner of King Street and Mountergate and forms and forms part of the desirable Netherconesford development.

King Street has experienced extensive regeneration in recent years and is in close proximity to the city centre, railway station and Riverside leisure complex.

Description

Studio 8 'the flyover' originally connected the two buildings at Netherconesford. The studio provides attractive open-plan office space with carpet flooring and central heating.

The studio has access to shared facilities which include a kitchen, W/Cs and showers.

Accommodation

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

	m ²	Sqft
Studio 8	52.95	570

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of:

Studio 8: POA

Business Rates

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

Description: To be assessed

Rateable Value: To be assessed

Rates Payable 2023/2024: To be assessed

Legal Costs

Each party to bear their own costs

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 01603 216825

Nick O'Leary

nick.oleary@arnoldskeys.com

DDi: 01603 216827

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr/28372/120

