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## Attractive Office Suite 28.76 sq m (310 sq ft)

Office

To Let

QUALITY CONVERSION OF  
FORMER CHURCH

CONVENIENT LOCATION  
WITH GOOD ACCESS TO THE  
INNER RING ROAD AND CITY  
CENTRE

OPEN PLAN WITH GOOD  
NATURAL LIGHT

1 CAR PARKING SPACE

### Suite 9, The Old Church, St. Matthews Road, Norwich NR1 1SP

The Old Church is situated in the St Matthews Conservation area, a short distance from Norwich City centre, but also positioned with excellent access to Norwich intercity railway station, the city centre and the Riverside development.

Other office occupiers in the immediate vicinity and the building include Orbit Housing Association, Targetfollow Estates Ltd, Acteon, Feilden & Mawson Architects, P J Cozens Engineers, Peter Codling Architects and Richard Jackson Partnership.

### Description

The Old Church has been converted to provide quality open plan offices, whilst retaining original character.

Suite 9 is situated on the second floor and forms part of the roof space above the former apse of The Old Church.

A shared kitchen and WCs are accessed from the common parts.

The suite has one allocated parking space within the grounds.

### 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 = 28.76 sqm 310 sq ft)

### Terms

The premises are available to let on a new lease for a term to be agreed. (£4,500 per annum exclusive).

A service charge is levied for the running of the common parts, and external maintenance of the property, the CCTV, burglar and fire alarms, heating for the suite and electricity.

### Business Rates

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

Description: Offices and Premises

Rateable Value: £2,550

Rates Payable 2023/2024: £1,272.45\*

\*Small business rate relief may apply up to 100% relief. Interested parties to contact Norwich City Council to satisfy themselves in this regard.

### Legal Costs

The incoming 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 EPC rating: TBC

### Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 216825**

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SUBJECT TO CONTRACT - NOL/njr/28379/120

