



Self-contained three-storey office building
170.04 m² (1,830 sq ft)

Office
To Let

- MODERN SELF-CONTAINED BUILDING
- 4 CAR PARKING SPACES
- OPEN-PLAN AND PARTITIONED OFFICES
- CLOSE TO CITY CENTRE
- NORWICH STATION 0.3 MILE
- JUST OFF A147 INNER RING ROAD

3, Chalk Hill House, 19 Rosary Road, Norwich, Norfolk NR1 1SZ

The property is situated on Rosary Road, close to its junction with Riverside Road (A147), which forms part of the Inner Ring Road, and is on the edge of the City centre, with all main arterial routes easily accessible and approximately half a mile from Norwich train station.

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 forms part of a modern development of self-contained three-storey office buildings with 4 car parking spaces.

Internally, the subject property has a mix of open-plan and partitioned offices with WCs on ground, first and second floors and a kitchen on the first floor.

The property benefits from suspended ceiling (ground and first floors) with category 2 lighting, power and data sockets on the walls, gas-fired central heating with wall-mounted radiators and air conditioning split units.

The property benefits from 4 car spaces.

Accommodation

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

Description	m ²	Sqft
Ground Floor	59.57	641
First Floor	61.87	666
Second Floor	48.61	523
Total NIA	170.04	1,830

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed. Quoting rent available on request.

Business Rates

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

Description: Office and Premises

Rateable Value: £18,000

Rates Payable 2023/2024: £8,982

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:

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SUBJECT TO CONTRACT - NOL/njr/28391/120

