



Furnished Office Suite

53.88 m² (580 SqFt)

Office

To Let

ATTRACTIVE AIR
CONDITIONED OFFICE SPACE

ON SITE CAR PARKING

NEARBY AMENITIES INCLUDE
PUB/RESTAURANTS,
SAINSBURY'S AND CITY
CENTRE

CLOSE TO ST ANDREWS AND
BROADLAND BUSINESS
PARKS

51 Yarmouth Road, Norwich, Norfolk NR7 0ET

The property is situated just off Yarmouth Road, in River Green with River views and only a short drive from Norwich city centre. Yarmouth Road is situated on the A142, which is one of the main arterial routes in and out of Norwich. Norwich Train Station is nearby with main line links to London and Cambridge.

The property benefits from local transport links and local amenities, with Norwich city centre being a 5 minute drive away. The immediate surrounding area is predominantly residential with a range of retail premises nearby

Location and Description

The property comprises a first floor office suite with its own entrance which has been attractively fitted out to provide well-specified office space benefitting from:

- Vaulted Ceiling and North facing roof lights
- Ample socket outlets and data points
- Air Conditioning
- Redecorated and new carpets tiles.
- Office furniture
- 7 work stations.

There is 1 allocated parking space in the car park and additional on-street parking is available nearby.

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 LET	39.01	420
First Floor	53.88	580
Total:	53.88	580

Terms

The property is available on a fully inclusive basis (rent, service charge and business rates) for a term to be agreed. Further details available on application.

Legal Costs

Each party to bear their own costs

VAT

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

Energy Performance Certificate

The property has an EPC rating of: **E**

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 - NOL/njr//120