



City Centre Studio / Office (Use Class E)

137.58 m² (1,481 sq ft)

Office

TO LET

CENTRAL LOCATION

CLOSE TO PRIME RETAIL

PROMINENT GROUND FLOOR LOBBY/DISPLAY AREA

MANY NEARBY AMENITIES

SUITABLE FOR USES WITH IN USE CLASS E

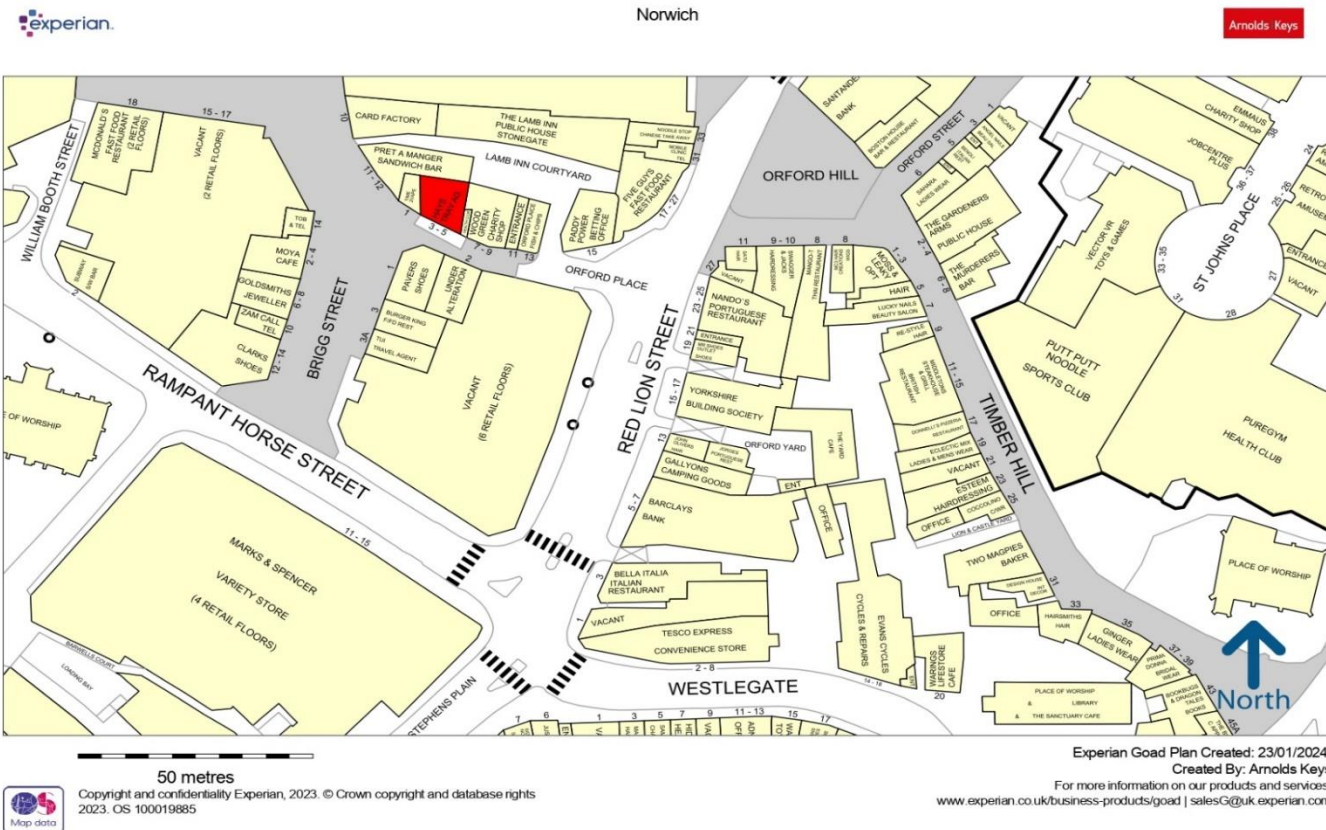
ATTRACTIVE AND WELL-PRESENTED

ACCOMMODATION SUITABLE FOR A RANGE OF USES

3-5 Orford Place, Norwich, NR1 3RU

Orford Place is located in the City Centre in a prominent location. Nearby occupiers include Marks & Spencer, Five Guys, Card Factory and Pret A Manger.

The property comprises two floors of office/studio accommodation, which provide a combination of good quality open plan space, individual meeting rooms and welfare facilities.



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 comprises ground floor lobby, with first and second floor open plan offices/studio space with meeting rooms, staff room and toilet facilities.

The office/studio areas are well-specified with LVT flooring, suspended ceilings with LG3 lighting, electric radiators, air conditioning and extensive glazing.

Norwich's numerous shopping and leisure amenities include The Forum and Chantry Place Shopping Centre which are all within easy walking distance of the building.

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	Sq Ft
First Floor		
Office	79.83	859
Second Floor		
Office	57.81	622
Total NIA	137.64	1,481

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£19,000** per annum exclusive.

Business Rates

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

Description: Offices and premises

Rateable Value: £13,750

Rates Payable 2024/2025: £6,861.25*

* Small business rate relief may be applicable

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Legal Costs

Each party to bear their own costs

VAT

VAT is currently payable and will be charged in line with current legislation.

EPC

The property has an EPC rating of: E

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRD/njr/120

