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Attractive First Floor Office Suite With Parking 49.98 m² (538 Sq Ft)

Office

To Let

ATTRACTIVE 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

MEETING FACILITIES
AVAILABLE

Suite 5 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.

The subject accommodation is situated on the first floor and benefits from carpeting, Category 2 strip lighting and central heating.

The office also benefits from communal wc's and kitchen facilities. In addition to this there is an attractive meeting/board room for the use of all tenants and 1 allocated car parking space.

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 = 49.95 m² (538 sq ft)

Terms

The premises are available to let on a new lease for a term to be agreed at **£7,000 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: £7,200

Rates Payable 2023/2024: £3,592.80*

*Small business rate relief may apply up to 100% relief <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Legal Costs

Each party to bear its own legal costs.

VAT

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

EPC

The property has an EPC rating of: C

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - NOL/njr/120

