



City Centre Office Suites

429.66 M² (4,625 sq ft)

Office

To Let

CITY CENTRE LOCATION
ADJACENT TO ST GILES CAR PARK

TWO ADJACENT FIRST FLOOR OFFICE SUITES

PASSENGER LIFT AND DISABLED WC'S

CITY CENTRE AMENITIES CLOSE BY

St. Giles House, 27 St. Giles Street, Norwich, NR2 1JN

The property is located in the City centre on St Giles Street just off Grapes Hill in a convenient and popular location adjacent to St Giles multi-storey car park with Norwich City Hall, Norwich Market, Chancery Place Shopping centre and The Forum in close proximity.

The property is easily accessible from all arterial routes being situated just inside the A147 inner ring road.

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 lessee 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 two office suites on the first floor which provide modern, predominantly open plan accommodation throughout. The property has the following specification and features:

- Lift access
- Ground floor lobby
- Internal storage / meeting rooms
- Radiator heating
- Carpeted floors
- Perimeter trunking
- Suspended ceilings
- Shared kitchen and WC facilities
- Car parking spaces available in adjacent St Giles car park

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
Suite 1	236.3	2,544
Suite 2	193.3	2,081
Total	429.6	4,625

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed. **Rent on application.**

Business Rates

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

Suite 1

Description: Office and Premises

Rateable Value: £23,500

Rates Payable 2024/2025: £11,726.50

Suite 2

Description: Office and Premises

Rateable Value: £17,500

Rates Payable 2024/2025: £8,732.50

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: D

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - NOL/njr/120

