



## Modern Air-Conditioned City Centre Office Suite 2,484 sq ft (230.76 m<sup>2</sup>)

Office  
To Let

- MODERN AIR-CONDITIONED OFFICE SUITE
- PREDOMINANTLY OPEN PLAN WITH 2 PARTITIONED OFFICES
- RAISED ACCESS FLOOR
- PASSENGER LIFT
- CITY CENTRE AMENITIES
- OPPOSITE TO THE FORUM

### First Floor, 2 Millennium Plain, Norwich, NR2 1TF

2 Millennium Plain is situated in the heart of the City centre opposite to The Forum, one of the most successful Millennium projects in the UK, and an iconic landmark and meeting place within the City Centre.

Within close proximity are Chantry Place Shopping Centre, Norwich Market Place and Castle Quarter.

Norwich Bus Station is a few minutes' walk from the property and Norwich Station can be reached in about 10 minutes.

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

A first floor office suite arranged in predominantly open plan format with 2 partitioned meeting rooms and benefitting from the following features and amenities:-

- Raised access floor with floor boxes
- 2 partitioned meeting rooms
- Suspended ceiling with LED panels
- Separate kitchen and WCs off the common parts
- Passenger lift
- Entryphone system

### 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 <sup>2</sup>	Sq Ft
Suite 1	230.76	2,484

### Terms

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

### Business Rates

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

Description: Office and Premises

Rateable Value: £28,250

Rates Payable 2024/2025: £14,096.75

### 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: B

### Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 216825**

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SUBJECT TO CONTRACT - NOL/njr/120

