



**Attractive office building with views overlooking  
Norwich Cathedral**  
820.68 m<sup>2</sup> (8,834SqFt)

Office

To Let

**Ferryside, Riverside Road, Norwich, NR1 1SW**

CLASSIC BLEND OF PERIOD  
OFFICES AND MODERN  
OPEN PLAN  
ACCOMMODATION

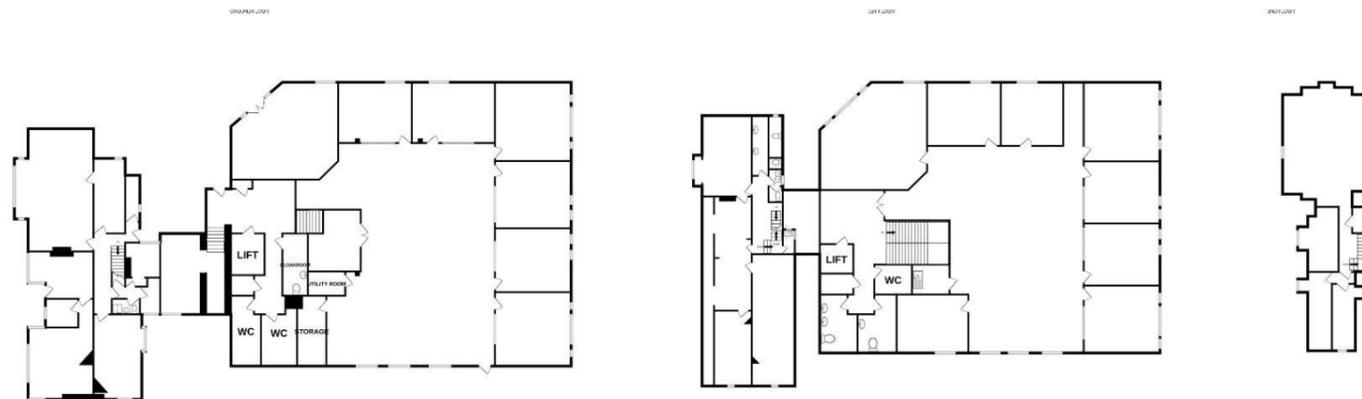
OUTSTANDING VIEWS

GENEROUS CAR PARK

EASY ACCESS TO THE  
TRAIN STATION

Situated conveniently for access to Norwich Rail Station, Ferryside has views overlooking the Pulls Ferry and Norwich Cathedral. It is accessed from the city's inner link road with the amenities of the city centre are within walking distance. The property is situated in a mixed residential and commercial area.

Norwich primary retail areas, nightlife and Norwich City football ground can also all be reached within a short walk from the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Description**

Originally constructed in 1895 of Elizabethan/Jacobean revival in style, of red brick with mullioned windows, crow stepped and dutch gables, and ornate chimney stacks.

The property is a striking and elegant office building situated in a prime location with remarkable views of Pulls Ferry and Norwich Cathedral. It boasts impressive features, including oak panelling with ceramic Dutch tiles.

It offers a mix of private offices and modern, potentially, open plan offices in a two-story extension at the. The offices are spread across the ground, first, and second floors, benefiting from partial air conditioning and central heating.

The building is set on a spacious plot that includes a large car park with 26 spaces

**Accommodation**

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross net internal floor areas:

Description	m <sup>2</sup>	Sq Ft
<b>Period Building</b>		
Ground Floor Offices	85.87	923
Reception	23.22	250
Staff Room	11.93	128
Bike Storage	9.38	101
First Floor Offices	88.65	954
Kitchenette	1.44	16
Second Floor Office	82.71	890
Basement	21.74	234
<b>Modern Extension</b>		
Ground Floor Office	243.85	2,625
Kitchenette	2.55	27
First Floor	246.91	2,658
Kitchenette	2.55	27
<b>Total NIA</b>	<b>820.70</b>	<b>8,834</b>

**Externally 26 Car parking Spaces**

**Terms**

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£125,000 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: £62,000

Rates Payable 2024/2025: £33,852

**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:

Arnolds Keys 01603 216825

Nick O'Leary

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SUBJECT TO CONTRACT - GWBG/njr/120



Modern extension



Modern extension



View from front offices



Period Building



Car park



View from car park