



Ground Floor Retail/Office Unit 1,238 SqFt (115 m²)

Office/Retail

To Let

GROUND FLOOR USE CLASS
E UNIT SUITABLE FOR A
VARIETY OF USES

FORMING PART OF
LANDMARK NORWICH CITY
CENTRE DESTINATION

35,000 WEEKLY VISITORS

CAR PARKING AVAILABLE AT
THE FORUM SECURE CAR
PARK

Unit GF2, The Forum, Millennium Plain, Norwich, Norfolk NR2 1TF

The Forum is one of the most successful Millennium projects in the UK, opening in 2001 it has become an iconic landmark and meeting place within Norwich City Centre. Every day visitors flood through the main doors to visit the Norwich Millennium Library, the UK's most popular public library, free exhibitions and events within The Atrium, Cafe Bar Marzano or Pizza Express. The Forum is also home to BBC East and Norwich Business Centre.

The Forum, managed by independent charity The Forum Trust, was established with a 125-year Charitable Purpose as a landmark building for culture, recreation and learning, designed to benefit the city and county socially and economically. Due to this Charitable Purpose, potential tenants must have a core function that incorporates a social, cultural, educational, or community-focused element/initiatives.

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 a prominent ground floor E use class unit suitable for a variety of uses with fully glazed frontage. Internally the property is fitted with carpeting, suspended ceiling, raised flooring, floor boxes with power and data points and strip florescent lighting. Shared WC and kitchen facilities are close by.

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
Retail	115	1,238
Total NIA	115	1,238

Terms

The premises are available to let on a new lease, for a term to be agreed at an initial annual rent of **£19,000 per annum exclusive**. Please ask the agent for information on the service charge and sinking fund.

Business Rates

The premises has been entered onto the rating list as the following:

Description: Shop and Premises

Rateable Value: £17,750

Rates Payable 2024/2025: £8,857.25

Legal Costs

Each party to bear their own costs

VAT

VAT is currently chargeable and will be charged 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/ GWC/120

