



## Second Floor Office Suite

348 m<sup>2</sup> (3,746 sq ft)

Office

To Let

**PROMINENT CITY CENTRE OFFICES**

**CLOSE TO NORWICH RAILWAY STATION AND CASTLE MEADOW BUS SERVICES**

**CITY CENTRE AMENITIES - SHOPPING, PUBS RESTAURANTS CLOSE BY**

**3 SECURE BASEMENT CAR PARKING SPACES**

**PASSENGER LIFT**

**Second Floor, 11-13, Prince Of Wales Road, Norwich, Norfolk NR1 1BD**

11-13 Prince of Wales Road is prominently positioned at the top of Prince of Wales Road and is within a short walk of Norwich railway station, where two services per hour are provided to London Liverpool Street.

The City centre's numerous shopping, cultural and leisure amenities are situated a short distance from the property.



Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they 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 second floor office suite benefits from the following specification.

- 1 x 8 person passenger lift
- Comfort cooling
- Perimeter trunking
- Suspended ceilings
- Recessed lighting
- Male and female WCs on each floor with DWC on GF

### 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
Second Floor	348	3,746

### Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed. Rent and service charge details 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: £45,000

Rates Payable 2024/2025: £22,455

### 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: E

### 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

