



WELL PRESENTED OFFICE PREMISES

8 BER STREET NORWICH, NR1 3EJ

- Grade II Listed building
- Available from November 2026
- Highly accessible location
- Dedicated parking

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TO LET £24,500 PAX | 176.05 sq m (1,895 sq ft)

Norwich

The Atrium, St Georges St Norwich, NR3 1AB

T 01603 629871 | E norwich@brown-co.com

BROWN & CO

LOCATION

The property is located on the northern side of Ber Street, next door to Pymm & Co Estate Agents and the Woolpack Public House and directly opposite the John Lewis Department Store and Westlegate which leads down to St Stephens and Marks and Spencers.

Ber Street is one of the principal thoroughfares serving the City Centre and allows the property to be accessed via Cattle Market Street/Rouen Road and from Queens Road/Bracondale and supports a wide range of trades and businesses.

DESCRIPTION

8 Ber Street occupies an elevated position and provides ground and first floor office space of some character and further office/ ancillary accommodation at second floor level together with a serviceable basement. There are two separate front entrances, a stepless rear entrance from the car park and a cloakroom on the ground floor and a further first floor cloakroom with kitchen.

Externally there is parking for at least four cars. The accommodation has recently been refurbished, redecorated and re-carpeted and is accordingly ready for immediate occupation and benefits from LED lighting.

ACCOMMODATION

Measured on a net internal basis, the property comprises following floor areas:

Description	sq ft	sq m
Ground floor	583	54.2
First floor	643	59.7
Second floor	386	35.9
Basement	283	26.3
Total NIA	1,895	176.1

SERVICES

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

TOWN AND COUNTRY PLANNING

The property has previously operated within Class E and would be suitable for a wide variety of office, retail, leisure and recreational uses.

BUSINESS RATES

Business rates will be the responsibility of the tenant. The

property has the following assessment:

Rateable value from 1st April 2026: £15,750

Rates payable: £6,804

LEASE & RENTAL TERMS

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed at a rent of [] per annum exclusive.

EPC

The property has an EPC rating of D(85).

VAT

It is understood that VAT is applicable and will be charged in addition to the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

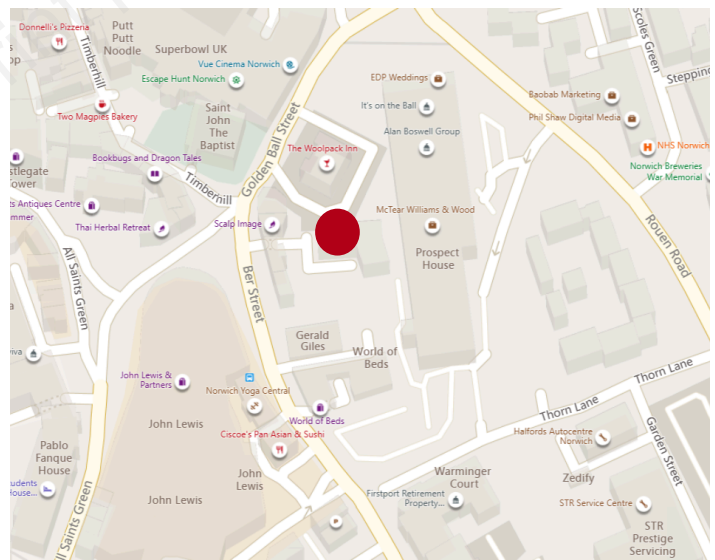
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