



LEVEL 5 EAST WING, THE UNION BUILDING, ROSE LANE, NORWICH, NR1 1BY MODERN FLEXIBLE ALL INCLUSIVE OFFICE ACCOMMODATION

- Rent includes all power, services and VAT
- Short walk from Norwich City Centre and Norwich Train Station
- Excellent on-site facilities to include a gym, rooftop bar/restaurant and visitor parking
- State of the art lighting with heating and air conditioning
- Excellent views of Norwich Cathedral

TO LET | 440 sq m (4,736 sq ft)

Lorcan Forde
Brown&Co Norwich
01603 629871
Lorcan.forde@brown-co.com
Andrew Haigh
Brown&Co Norwich
01603 598261
Andrew.haigh@brown-co.com

BROWN & CO

Property and Business Consultants
brown-co.com

Location

The Union Building is prominently positioned on Rose Lane just a short 5 minute walk from Norwich Railway Station and 10 minutes from Norwich City Centre.

The Union Building is home to a mix of businesses including well-known, local brands such as Aston Shaw, Atlas SEO, Kirby & Haslam, Leadenhall, Parker Andrews & more.

Description

The Union Building comprises a large office building constructed in the 1950's that has been fully refurbished to offer bright, modern, open-plan office accommodation.

It has state of the art lighting that replicates natural daylight together with heating and air conditioning. The subject office benefits from a kitchen within the suite, perimeter trunking together with use of shared WC's, within the building's common parts.

Tenants can furnish the suites themselves or lease equipment from the owners.

The Rooftop Gardens offers one of the premier food and drinks outlets in Norwich.

There is also a gym in the basement.

The Rooftop Gardens and gym offer discounts to occupiers.

Accommodation

The property provides the following net internal floor areas.

Suite	Sq m	Sq ft
Level 5	440	4,736
Total	440	4,736

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.

Business Rates

Business rates will be the responsibility of the occupier.

The premises is yet to be reassessed, but the rateable value is likely to be in the region of £57,750.

Terms

The property is available by way of a license on a monthly basis to include all heating, power and VAT. Business rates are charged in addition.

Rent

Rent upon application.

VAT

It is understood that VAT is applicable, and is included in the monthly rent.

Legal Costs

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

EPC Rating

The property has an EPC rating of C (61).

Viewing & Further Information

Strictly by appointment with the sole letting agents:-

Lorcan Forde

01603 629871

07917 923984

Lorcan.forde@brown-co.com

Andrew Haigh

01603 598248

07817 648442

Andrew.haigh@brown-co.com



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

