



31 PRINCE OF WALES ROAD, NORWICH, NORFOLK, NR1 1BG

SELF CONTAINED OFFICE BUILDING

- Parking for up to six vehicles
- Recently refurbished
- Well located between Norwich Railway Station & Norwich City Centre
- Suitable for a variety of occupiers

TO LET £22,500 pax | 150 sq m (1,666 sq ft)

Nick Dunn
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BROWN & CO

Property and Business Consultants
brown-co.com

Location

The property is located on Prince of Wales Road, a primary route between Norwich Railway Station and Norwich City Centre.

It is a lively location with a variety of office occupiers as well as shops, bars and restaurants. Other nearby occupiers include Spencer Ward, Straightforward Recruitment, Gilson Bailey, Tesco Express and Fisher & Co.

Description

The property was comprehensively refurbished in 2018 and comprises a self-contained, four-storey period office building with LED strip lighting, energy efficient electric heaters, and perimeter trunking for data and power throughout.

The property provides a mix of well presented open plan and cellular accommodation over basement, ground and two upper floors, with WC's and fitted kitchen facilities.

A car park at the rear provides parking for up to 6 cars if double parked.

Accommodation

The property provides the following Net Internal Floor Area:-

Description	sq m	sq ft
Basement	50.2	540*
Ground floor	34.7	373
First floor	24.4	262
Second floor	45.7	491
Total NIA	155.0	1,666

*ignoring the current partitioned layout.

Services

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

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Offices & Premises
Rateable Value	£18,000
Rates payable for 2024/2025	£8,982

Tenure

The offices are available to let on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£22,500 per annum exclusive.

VAT

It is understood that VAT is not applicable.

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 E (113).

Viewing & Further Information

Strictly by appointment with the sole letting agents:-

Lily Jerome

Lily.jerome@brown-co.com
01603 629871

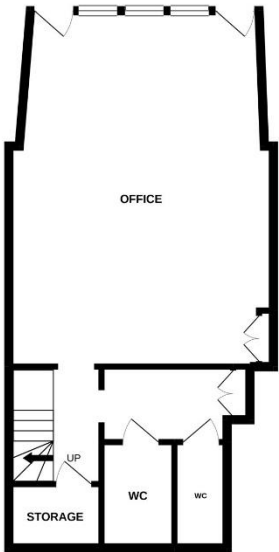
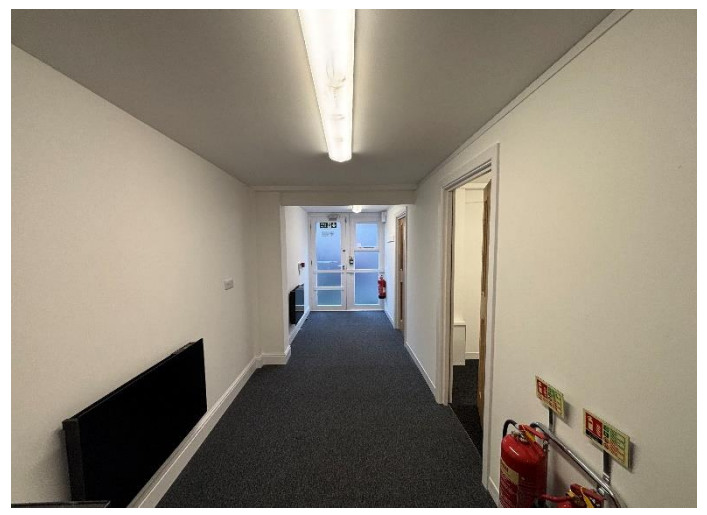
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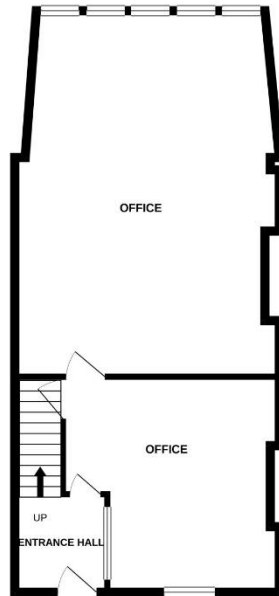


IMPORTANT NOTICES

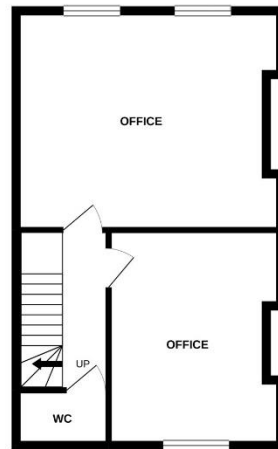
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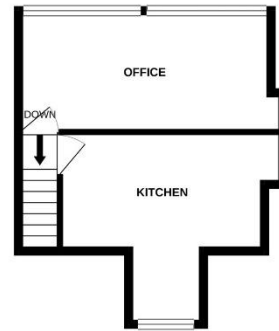
Basement



Ground floor



First floor



Second floor

NOT TO SCALE. INDICATIVE ONLY.

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