



Ground Floor A2 use offices
First Floor B1 offices

547 & 1,270 sq ft (51 & 118 sq m)

- High quality offices
- Ground and first floors available
- Central location with easy access to inner ring road
- On-site parking

**25-27 SURREY STREET, NORWICH, NR1 3NX
TO LET**

Location

25-27 Surrey Street is situated in the very heart of Norwich, close to the entrance of the bus station. The inner ring road, which links to the A11 and A140 at the St Stephens roundabout is within a short distance. The City centre's numerous shopping & leisure amenities are all within easy walking distance, as is Chapelfield shopping centre. Norwich railway station is approximately 1.5 miles away, where there are two train services per hour to London Liverpool Street.

Description

The property comprises a 5-storey brick-built building providing a combination of open plan offices and separate meeting rooms. There are kitchen areas on each floor, as well as WCs which benefit from high quality fixtures & fittings. A passenger lift providing access up to the third floor.

The office specification includes: -

- Comfort cooling & heating
- Carpets
- Perimeter trunking
- Suspended ceilings with LG7 recessed lighting
- Excellent natural light throughout

Accommodation

The Net Internal Areas are provided:

Floor	Sq Ft	Sq M
Ground Front -	547	51
First Rear -	1,270	118
Total	1,817	169

1 car space is provided with this floor.

Energy Performance Certificate

The property has an energy performance asset rating of 66 which falls within band C. A copy is available upon request.

Business Rates

The Rates are as follows:

	Rateable Value	Rates Payable (2019/20)
GF -	£9,800	£4,812 *
FF -	£17,500	£8,593**

*Eligible for 100 rates relief

** Estimated

Service Charge

A service charge will be payable for the maintenance of the communal areas, exterior and car park. Details on application.

Terms

The offices are available on a new FRI lease on terms to be agreed.

The quoting rent is £16.50 per sq ft for the ground floor and £14.50 per sq ft for the first floor.

Enquiries

For further information or to arrange a viewing, please contact the sole agents:



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