



Character open plan offices  
1,750 & 2,004 sq ft  
(163 & 186 sq m)

- Prominent period building
- Air conditioning
- Open plan accommodation
- Close proximity to Tombland & Cathedral Close

**1<sup>ST</sup> & 4<sup>TH</sup> FLOORS, SEEBOHM HOUSE,  
NORWICH, NR2 4SQ  
TO LET**

### Location

Seebohm House is ideally situated in the heart of Norwich's professional business area.

This imposing office building is positioned at the junction of Redwell Street and the pedestrianised Queen Street.

Norwich railway station is a short walk from the property and the various shopping & leisure amenities of the City centre are within close proximity. There are a number of bars & restaurants conveniently located on Queen Street itself and Tombland, a short distance away.

### Description

There are two floors available, the 1<sup>st</sup> floor and the 4<sup>th</sup> floor which is the top floor of the property.

Currently the 1<sup>st</sup> floor has a meeting room, kitchen/breakout room and an office in addition to the teapoint within the stairwell.

The 4<sup>th</sup> floor is open plan with a meeting room and a teapoint within the stairwell on the floor below.

The 1<sup>st</sup> floor has full height windows whereas the 4<sup>th</sup> floor has Velux and dormer windows providing city views and excellent natural.

The specification includes:

- Perimeter trunking
- Exposed ceiling and lighting
- Air conditioning units & perimeter central heating radiators
- Carpeting throughout

The main entrance to Seebohm House is situated off Queen Street, where the main reception leads into the central core. Communal WC facilities and a disabled WC are provided on all floors and there is also lift access to all floors.

### Accommodation

In terms net internal floor area the below areas are provided:

1 <sup>st</sup> Floor	-	2,004 sq ft	(186.18 sq m)
4 <sup>th</sup> Floor	-	1,750 sq ft	(162.58 sq m)
<b>Total</b>	<b>=</b>	<b>3,754 sq ft</b>	<b>(348.76 sq m)</b>

### Terms

The unit is on a new full repairing and insuring lease for a term to be agreed.

The quoting rent for the fourth floor is £25,500 per annum, and for the first floor is £29,250 per annum.

### Service Charge

A service charge for the upkeep and maintenance of the communal areas and building estate is payable. Further details on request.

### Business Rates

According to the VOA website the rateable values are as follows:

1<sup>st</sup> Floor - £19,500.

4<sup>th</sup> Floor - £18,250.

### EPC

The property has an energy performance asset rating of 69 which falls within band C.

### Enquiries

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

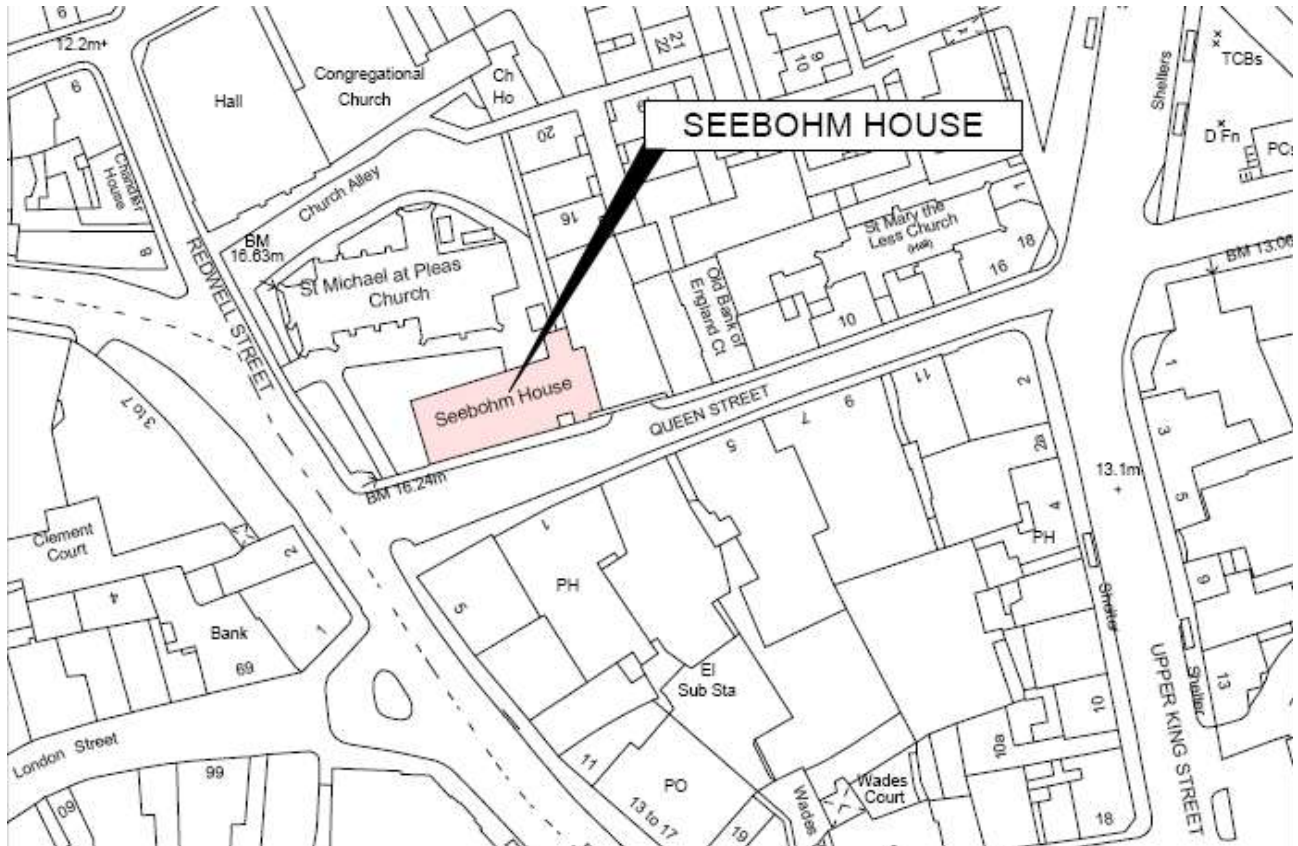
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