



City Centre Offices and Shopfront

199 to 3,439 sq ft (18 to 319 sq m)

- Open plan accommodation, with separate offices & meeting rooms
- Smaller suites of **199, 274 & 1,340 sq ft**
- Shopfront of **547 sq ft**
- Flexible leases available

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 the Chantry Place shopping centre. Norwich railway station is approximately 1.5 miles away.

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. A passenger lift providing access up to the third floor.

Each floor has an open plan office with a meeting room at the front. The 2nd floor has two further meeting rooms off the landing, whilst the 3rd floor has a single additional meeting room. Both have their own kitchens.

The ground floor shopfront has its own access from Surrey Street and can be used for a variety of uses.

The specification includes:

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

Accommodation

The Net Internal Areas are as follows:

Ground Floor Front	-	547 sq ft	(50.82 sq m)
Second floor	-	1,813 sq ft	(168.43 sq m)
Third floor	-	1,626 sq ft	(151.06 sq m)
		3,986 sq ft	(370.31 sq m)

The upper floors can be split into smaller areas as follows:

Second Floor North Rear Office	-	199 sq ft	(18.49 sq m)
Second Floor North Front Office	-	274 sq ft	(25.46 sq m)
Main office	-	1,340 sq ft	(124.49 sq m)
Third Floor North Office	-	274 sq ft	(25.46 sq m)
Third Floor South Office	-	1,352 sq ft	(125.06 sq m)

Energy Performance Certificate

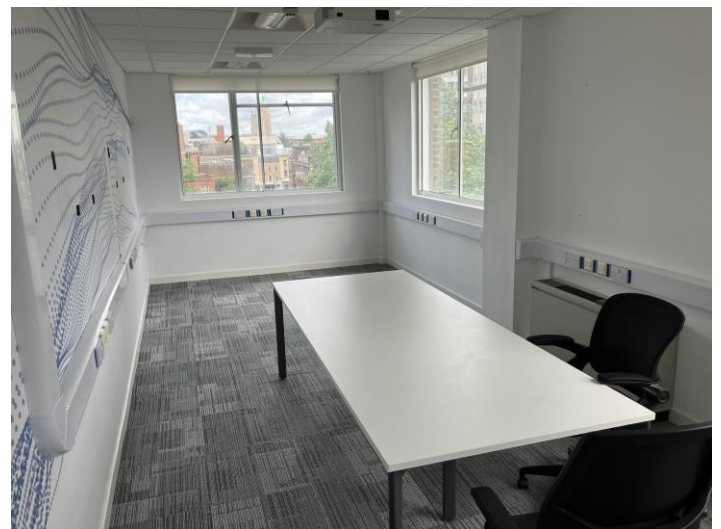
The property has an EPC asset rating of 74 which falls within band C.

Service Charge

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

Terms

A new FRI lease is available on flexible terms.



Business Rates

According to the Valuation Office Agency website:

Ground Floor Front RV of £10,000.
2nd floor has a total RV of £24,900.
3rd floor has a total RV of £23,150.

The current multiplier is 49.9p in the £.

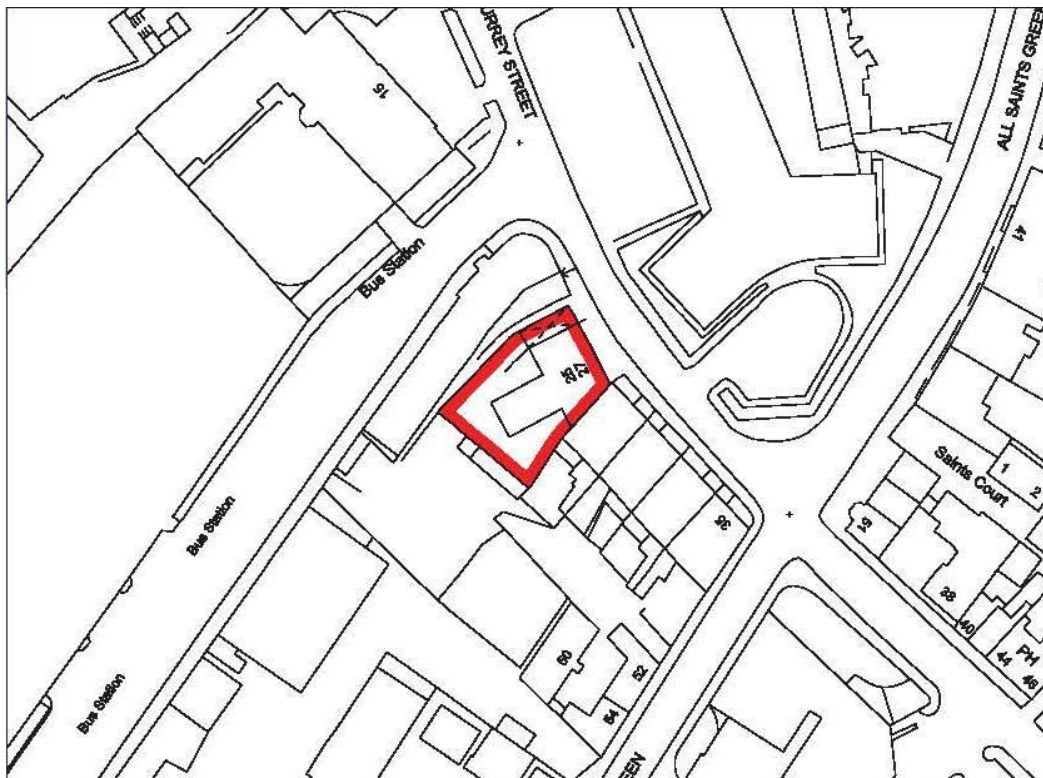
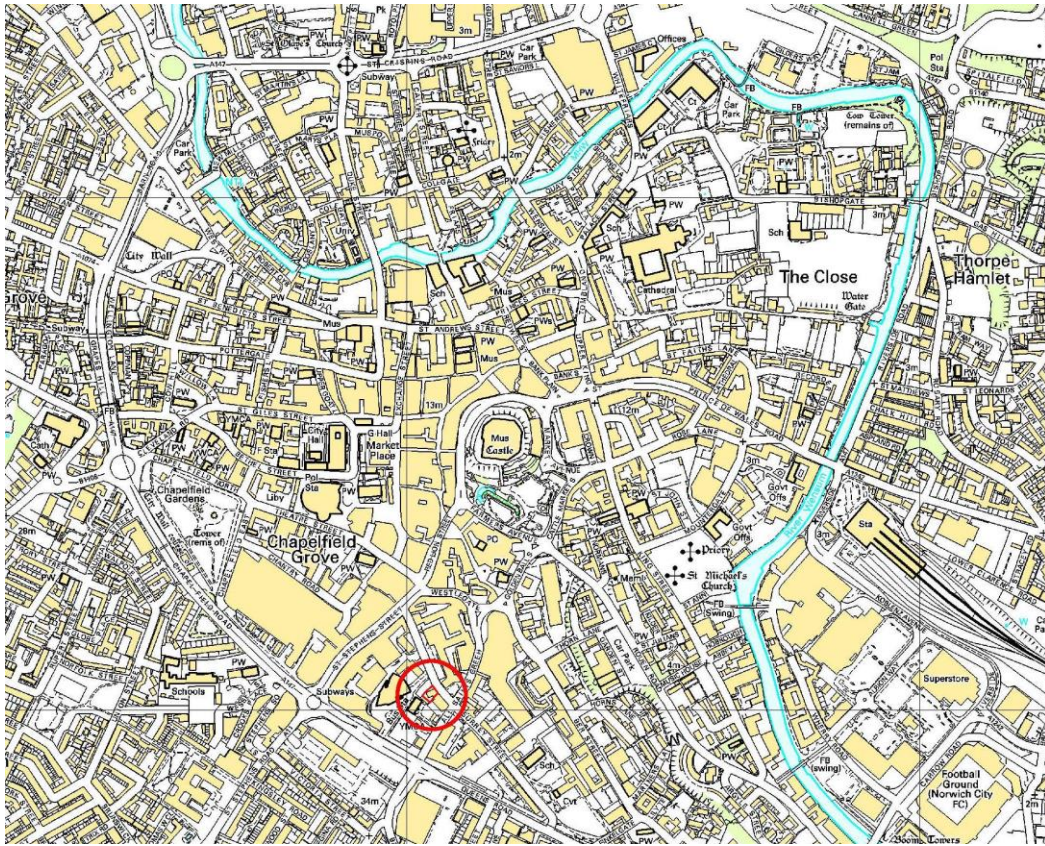
The ground floor suite and the three smaller rooms will be eligible for **Small Business Rates Relief**. The occupier could benefit from 100% rates free.

Enquiries

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

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