

01603 763 939



Characterful open plan offices  
1,495 sq ft (139 sq m)

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

**1<sup>ST</sup> & 2<sup>ND</sup> FLOORS, 2 REDWELL STREET,  
NORWICH, NR2 4SN  
TO LET**

### Location

Number 2 Redwell is ideally situated in the heart of Norwich's professional business area.

This attractive grade II listed office is positioned at the junction of Redwell Street and the pedestrianised Queen Street. On the ground floor of the property are Jackson-Stops. Neighbours include the Norwich University of Arts, WH Brown and Wrights café.

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

The property is accessed via the stairs which has an access control panel. The first floor has the most attractive room, which has a feature fireplace and views along Queen Street.

The kitchen is located on this floor and there is a WC, as well as a shower and store which are accessed via the rear office. This office has a vaulted ceiling with a Velux window.

The second floor provides an open plan suite from front to rear. A WC is located on the landing and the boiler is situated within a cupboard. Throughout, the offices have gas central heating and AC units, floor boxes for power and IT connections.

The specification includes:

- Perimeter trunking
- Solid ceilings with lighting
- Air conditioning units & perimeter central heating radiators
- Carpeting throughout

### Accommodation

The net internal floor area of the second floor is as follows:

|              | Sq M          | Sq Ft        |
|--------------|---------------|--------------|
| First Floor  | 80.41         | 866          |
| Second Floor | 58.47         | 629          |
|              | <b>138.88</b> | <b>1,495</b> |

### Terms

The offices are held on an Internal Repairing lease until 1<sup>st</sup> October 2033. There is a tenant only break and rent review 2<sup>nd</sup> October 2028. A sub-lease mirroring the terms set out above, with the possibility of additional breaks is available.

### 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 value is £16,250.

### EPC

The property has an energy performance asset rating of E101.

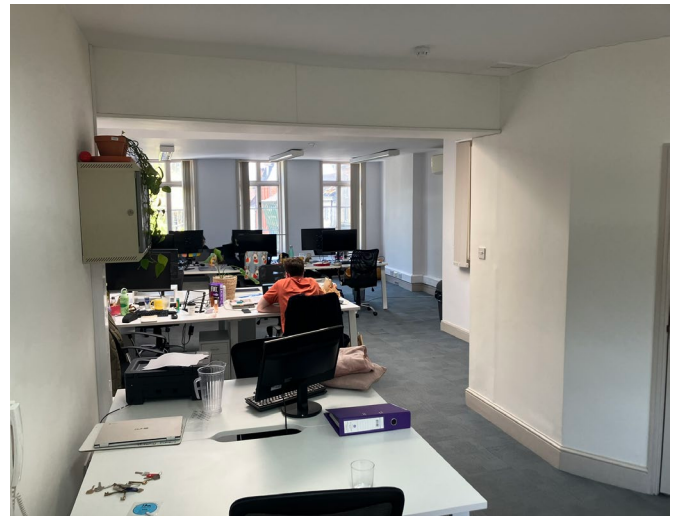
### Enquiries

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

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