



Characterful open plan offices  
1,998 sq ft (186 sq m)

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

**2ND FLOOR, SEEBOHM HOUSE, NORWICH,  
NR2 4SG  
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

The available floor has elevated views across the city and with large windows to three sides there is plenty of natural light.

The floor will be refurbished to install new perimeter radiators, re-paint throughout and stain the floorboards. Currently there is a large meeting room with 4 further smaller rooms. These can be remodelled or indeed removed depending on an applicant's preference. A new teapoint is to be installed within the suite also.

The specification includes:

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

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

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

**2<sup>nd</sup> Floor**      -      **1,998 sq ft**      **(185.62 sq m)**

### Terms

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

### Service Charge

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

### Business Rates

According to the VOA website the rateable value is £23,000. The rates payable for the year 25/26 will be £11,477

### EPC

The property has an energy performance asset rating of D95.

### Enquiries

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

Chris Squirrell  
07887 830 124  
[chris.squirrell@bidwells.co.uk](mailto:chris.squirrell@bidwells.co.uk)

Example photos of the 3<sup>rd</sup> floor





#### Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection.

May 2025