



Detached Office with parking  
256 sq ft (23.78 sq m)

- Detached office
- 2 car parking spaces
- Excellent accessibility & proximity to the City Centre

**36A UNTHANK ROAD, NORWICH, NR2 2RB**

**TO LET**

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### Location

The property is situated behind the NW Brown offices, 36 Unthank Road and adjacent to the Georgian Townhouse at the top of Unthank Road.

Chapelfield Gardens and Chapelfield shopping centre are in a short walking distance with Norwich city centre just beyond.

### Description

36A Unthank Road is a detached timber property comprising two rooms, an entrance lobby with WC. The second room has its own entrance door and a door through to the main room.

The specification includes: -

- Double glazed windows
- Strip lighting
- Electric heating
- Solid floors

The suite includes two parking spaces, and there is communal parking available also.

### Accommodation

The suite provides a net internal area of 256 sq ft (23.78 sq m).

### Energy Performance Certificate

The property does not require an Energy Performance Certificate as it is a detached property below 50 sq m.

### Terms

A new effectively internal repairing lease on terms to be agreed.

### Service Charge & Utilities

A service charge is included within the rent. Electricity and water will be included in the rent

### Business Rates

According to the Valuation Office website that RV is £3,850

### VAT

The property has been elected for VAT, so VAT will be payable on all charges from the Landlord.

### Enquiries

To arrange a viewing or for further information, please contact:-

Chris Squirrell  
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