



DRAGONFLY HOUSE, 2 GILDERS WAY, NORWICH, NR3 1UB

OPEN PLAN OFFICE WITH MEETING ROOM 1,507 SQ FT (140 SQ M)

- Sub-lease available until August 2029
- Manned reception
- On site parking space included

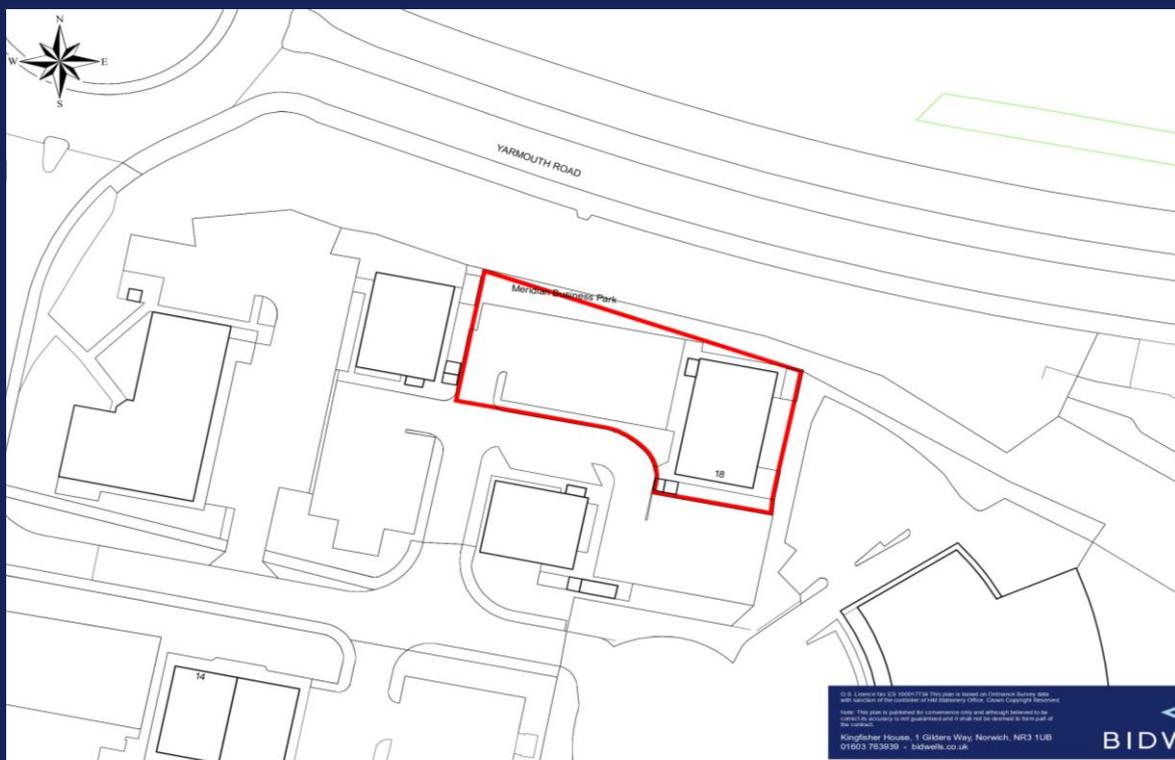
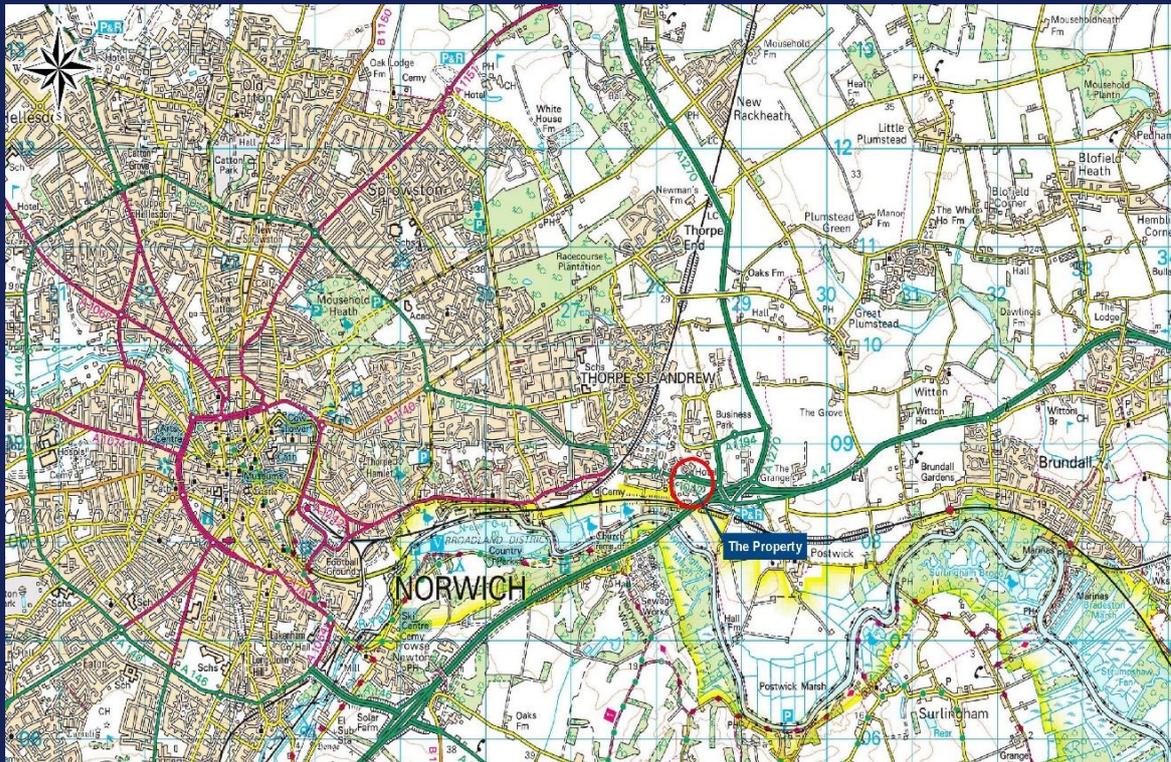


LOCATION

Dragonfly House is situated towards the eastern end of St James Place. The building is adjacent to Kingfisher House and the Nuffield Health gym and accessed via Gilders Way.

St James Place connects to Norwich's extensive footpath and cycleway network and is a 10-15 minute walk from the Tombland area of the City centre, with its wealth of bars & restaurants. The development is situated on Norwich's inner ring road, providing convenient road and bus links.

Norwich Railway Station is a 10-15 minute riverside walk from the building.



SUMMARY

Description

The building comprises a modern Grade A office building over three floors.

The entrance to the building is an impressive full height atrium, in which there is a manned reception.

The available ground floor suite has the main office to the northern side of the building with a meeting room on the southern side overlooking the River Wensum and the Jarrold 'J' bridge.

There are male, female & disabled WCs in the communal core. The suite has the following specification:

- Carpeted, fully accessible raised floors
- Solid ceilings with hanging light fittings
- Central heating
- Fresh air handling system
- Double glazing

Accommodation

The following net internal areas are provided:

Front suite	-	1,030 sq ft / 95.69 sq m
Rear suite	-	477 sq ft / 44.31 sq m
Total	-	1,507 sq ft / 140.00 sq m

1 on-site car space is included with the sub-lease. Additional car spaces are available on licence in the main car park.

Terms

The suite is available by way of a new sub-lease until 19 August 2029.

Rent upon application.

Service Charge

A service charge applies to the building which is re-charged to tenants on a pro-rata basis. Details of the current service charge are available upon request.

Rateable Value

According to the VOA website, the property has an RV of £15,750

VAT

It is understood that the property is not elected for VAT

Energy Performance Certificate

The property has an asset rating of C75, valid until 21st January 2034.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Enquiries to:

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

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June 2025

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GALLERY

