

# Ground floor, Kingfisher House, 1 Gilders Way, Norwich NR3 1BU

## Two Grade A office suites



- 4,575 sq ft and 5,960 sq ft (425 sq m and 554 sq m) of high specification offices
- A total of 16 on-site car parking spaces – more available by separate negotiation
- Superb location on the banks of the river Wensum and next to the inner ring road

To Let





**Location**

Kingfisher House is situated at the eastern end of St James Place next to the Nuffield Health gym and accessed via Gilders Way. The other occupier in the building is Birketts solicitors.

**Description**

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

The specification includes comfort cooling & heating, fully accessible raised floors, carpets, suspended ceilings with recessed lighting and double glazing.

There is an impressive full height atrium which forms the main entrance. There are male, female & disabled WCs in the communal core, with two entrances to the ground floor offices.

**Accommodation**

The approximate net internal areas are:

Ground floor suite A	-	4,575 sq ft (425 sq m)
Ground floor suite B	-	5,960 sq ft (554 sq m)
<b>Total</b>	-	<b>10,535 sq ft (979 sq m)</b>

A total of 16 car parking spaces will be provided to be allocated on a pro-rata basis.

Further spaces can be made available on licence by separate negotiation.

**Terms**

New full repairing and insuring leases are available on terms to be agreed. Rent upon application.



**Bidwells**  
16 Upper King Street,  
Norwich NR3 1HA

William Jones  
**william.jones@bidwells.co.uk**  
**0789 906 1892**



**Harvey & Co**  
High House Farm, Foulsham  
Norfolk NR20 5RN

David Harvey  
**david@harveyandco.com**  
**0798 699 6881**

**Note:** Harvey & Co and Bidwells for themselves and for the vendors or lessors of the property whose agents they are given notice that: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, or constitute part of, an offer to contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Harvey & Co or Bidwells has the authority to make or give any representations or warranty whatever in relation to this property.

[www.stjames-place.co.uk](http://www.stjames-place.co.uk)