

Thorpe Lodge 1 Yarmouth Road, Norwich, NR7 0DU

Prominently Located Offices with Car Parking



- 38,835 sq ft (3,608 sq m) on a site of 2.51 acres (1.02 ha)
- Excellent car parking provisions – 197 spaces (1:197 sq ft)
- Easy access to Norwich Railway Station



Freehold For Sale

Location

Thorpe Lodge occupies a prominent position at the southern end of Harvey Lane at its junction with Yarmouth Road, approximately 1½ miles to the east of Norwich City Centre.

Norwich mainline railway station, where there are two train services per hour to London Liverpool Street, is within 1 mile, and the A47 at the Postwick junction is situated 2½ miles to the east. Norwich Airport is 4½ miles to the north-west.

The Town House and Rivergarden pub restaurants are within a short walk, as is the River Yare. The surrounding area is predominantly residential.

Description

The property comprises a brick-built 3½ storey modern office building, providing rectangular floorplates either side of a central core. Whilst some of the office areas have been sub-divided to provide separate meeting rooms, the floors are open plan. The specification includes solid carpeted floors, suspended ceilings, recessed lighting and perimeter air-conditioning. There are male & female WCs in the central core, along with a passenger lift and stairs.

Adjacent is a two-storey Grade II listed building providing a number of cellular rooms at the front with generous floor to ceiling heights and a more modern extension to the rear. There is a staff restaurant on the ground floor and Council chambers on the first floor. The specification includes central heating, air-conditioning in part and sash windows. There is a link between the two buildings where the main entrance is situated. At the north-western part of the site is a former bunker providing 2,137 sq ft, which is currently used as secure storage.



Reception



Typical floor in Main Building



Car Park/ External Areas

Accommodation

The property provides the following net lettable floor areas:

Main Building

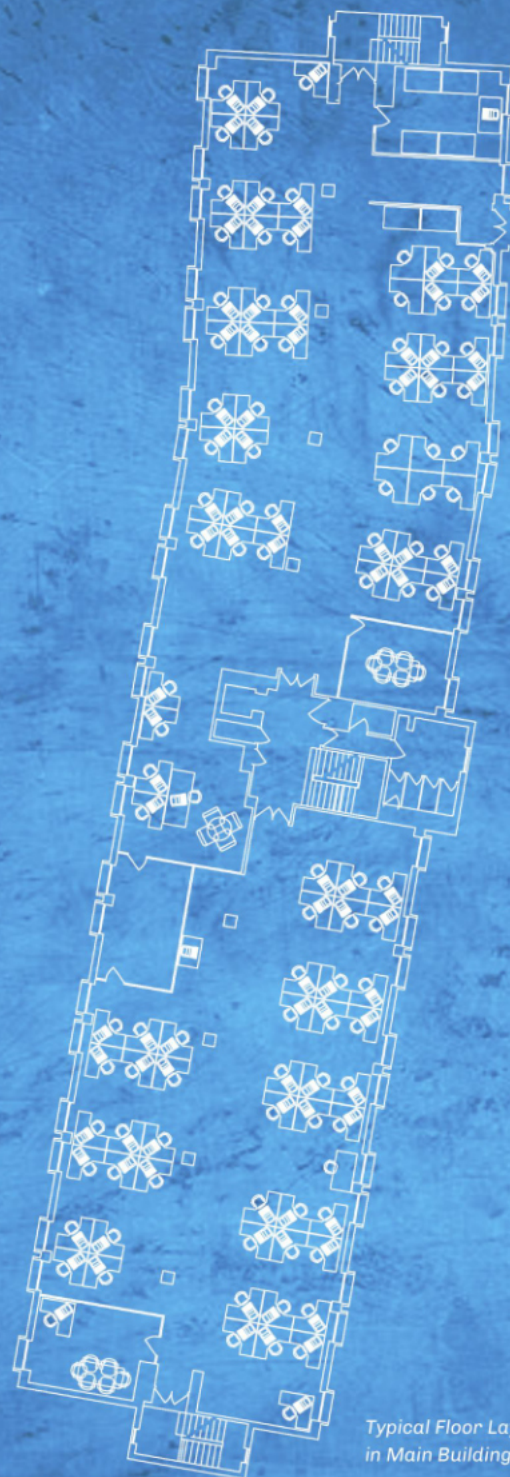
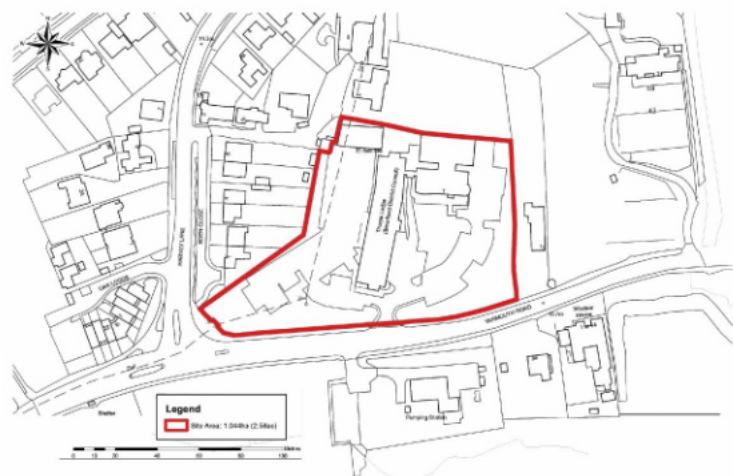
Ground	8,115 sq ft	(754 sq m)
First	8,439 sq ft	(784 sq m)
Second	7,384 sq ft	(686 sq m)
Basement	3,985 sq ft	(370 sq m)
Total	27,923 sq ft	(2,594 sq m)

Thorpe Lodge House

Ground	5,477 sq ft	(509 sq m)
First	5,435 sq ft	(505 sq m)
Total	10,912 sq ft	(1,014 sq m)

The 197 on-site car parking spaces most of which are on the east side of the Main Building, with visitor parking at the front. This represents a very generous ratio of one space per 197 sq ft on the total size of the property.

The site area is 2.51 acres (1.02 hectares).



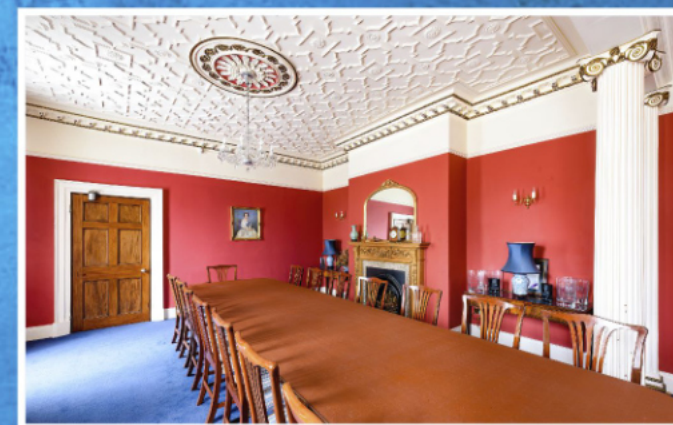
Typical Floor Layout in Main Building



Council Chambers



Restaurant



Meeting Room



Thorpe Lodge House



Business Rates

According to the business rates section of gov.uk website, the property is described as Office & premises and has a Rateable Value of £238,000. For further information on the current multiplier, please contact the sole agents.

Energy Performance Certificate

The property has a display energy performance certificate rating of C (73).

Terms

The property is available freehold.

Price upon application.

Enquiries

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



BIDWELLS

01603 763 939

bidwells.co.uk

Will Jones

07899 061892

william.jones@bidwells.co.uk

Chris Squirrell

07887 830124

chris.squirrell@bidwells.co.uk

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