



Second Floor Offices
3,746 sq. ft. (348.01 sq. m.)

- Open plan office suite with partitioned offices
- 3 secure on-site car parking spaces
- Convenient central location, close to Norwich Railway Station

**SECOND FLOOR, 11-13 PRINCE OF WALES ROAD,
NORWICH, NR1 1BD**

TO LET

Location

11-13 Prince of Wales is prominently located in the City centre. Locally there are a number of estate agents, banks and other professional services in addition to the popular bar area of Tombland. Norwich Railway Station is within a short walk.

Description

The building was reconstructed behind original facades as part of a redevelopment by the NFU Mutual in the mid-1990s. The available offices are on the second floor.

The layout currently provides individual meeting rooms and offices at the front of the building and an L-shape open plan office area with two offices and a kitchenette.

The specification of the main office area includes: -

- Carpets throughout
- Suspended ceilings
- Perimeter trunking and columns
- Comfort cooling unit
- Sensor control lighting

Male and female WCs are provided on each floor with an accessible WC provided on the ground floor. There is an 8-person passenger lift to all floors within the shared entrance lobby.

Accommodation

The following Net Internal Area is provided: -

Second floor offices – 3,746 sq. ft. (348.01 sq. m.)

Car parking

The offices benefit from 3 car parking spaces within a secure basement car park, which is accessed via Greyfriars Road off Rose Lane.

Terms

A new effectively FRI lease is available on terms to be agreed. Rent & Service Charge upon application.

Business rates

On the 2023 rating list the property is described as 'offices and premises' with a rateable value of £45,000.

Please contact Norwich City Council for details of the current rates payable on 01603 212 898.

Energy Performance Rating

The office suite has an EPC rating of E102.

VAT

The property is elected for VAT and so VAT will be payable on all charges from the Landlord.

Viewing

By appointment with the letting agents.

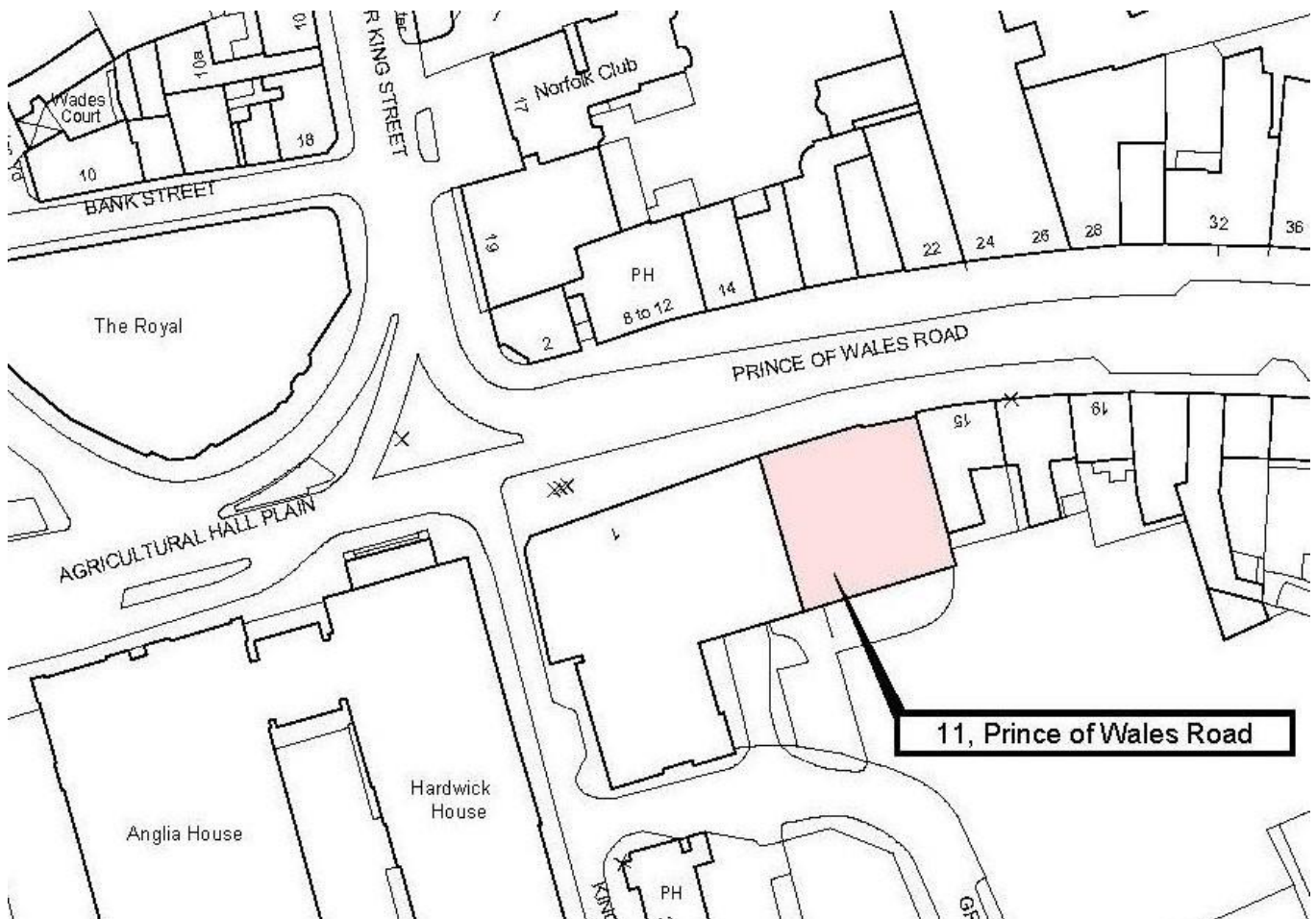
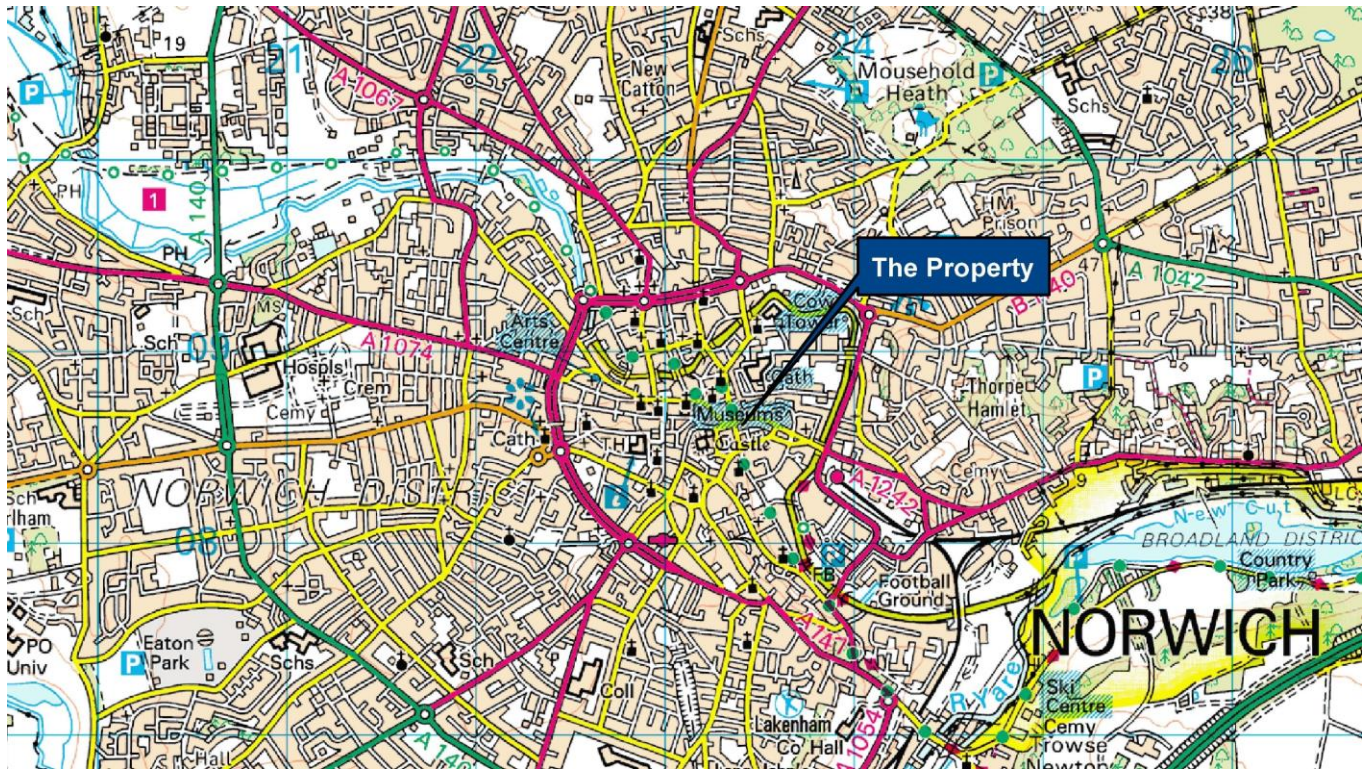
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