



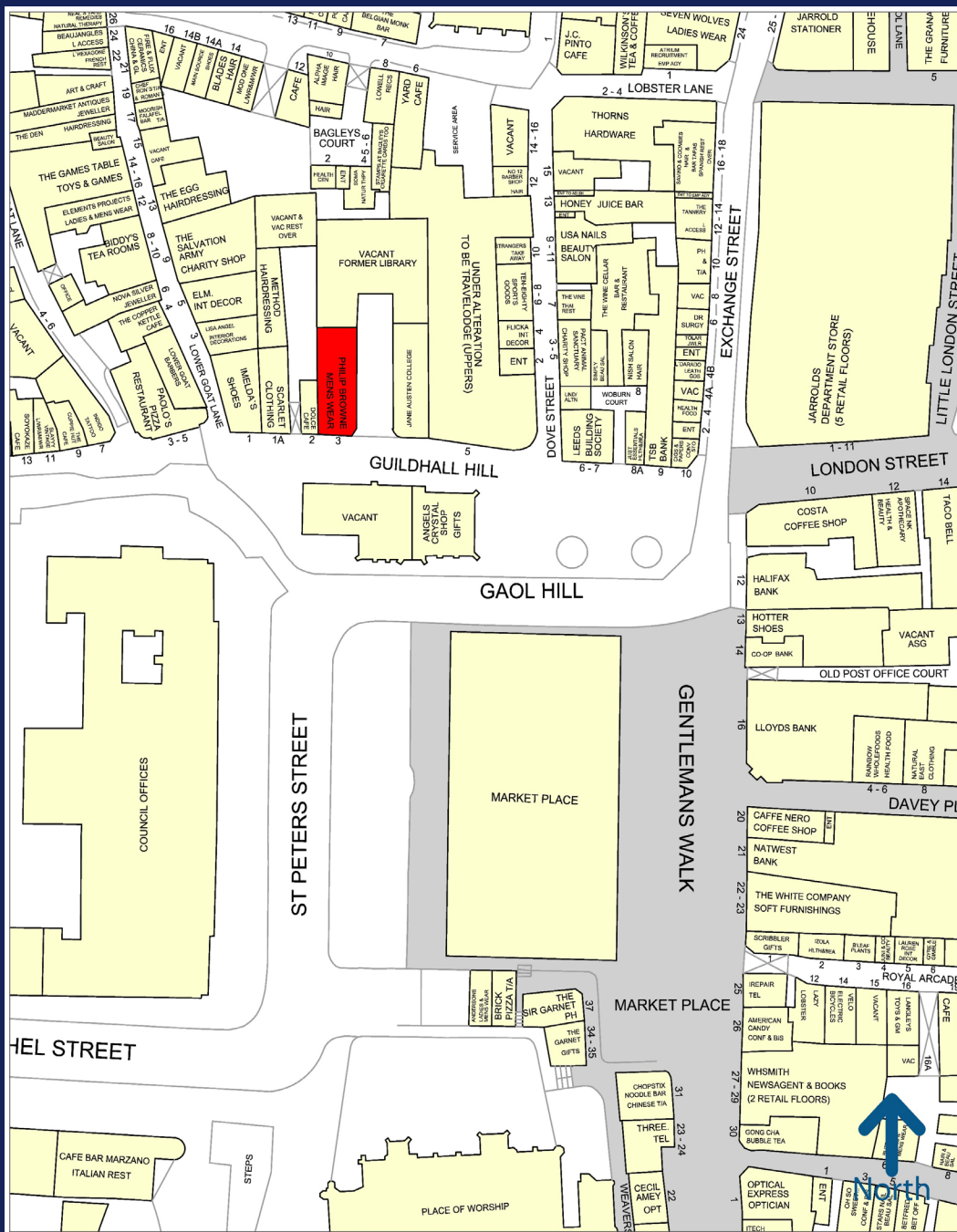
3 GUILDHALL HILL, NORWICH, NR2 1JH

**TO LET | OFFICES
1,442 SQ FT (134 SQ M)**

- Second floor offices
- Open plan
- Immediately available

LOCATION

Guildhall Hill forms part of the pedestrianised shopping linking Gentleman's Walk and the area known as 'Norwich Lanes'. There are many independent retailers nearby including Scarlet boutique, Imelda's, Lisa Angel and Jarrolds voted best independent department store at Drapers Awards 2024 and is widely regarded as the flagship department store in Norwich.



50 metres

Experian Goad Plan Created: 04/12/2024
Created By: Francis Darrah



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SUMMARY

Accommodation

Situated on a prominent corner close to premium retailers/restaurants, in the heart of Norwich City centre, this grade II listed property offers an open plan office suite with views over City Hall and the market.

The office is accessed via Labour in Vain Yard. Within the office, there is an enclosed kitchen to the rear. Within the communal parts is access to WCs and a shower.

The office has the following specification:

- Air Conditioning
- Heating by way of electric night storage heaters
- Textured ceiling with LED panel lighting
- Solid, carpeted flooring

The floor has a step level change at the entrance.

The net internal area is **1,442 sq ft (134 sq m)**.

There is a retail shop below which is available in addition to this second-floor space. The retail area is over basement, ground and first floors and provides a total area of 3,477 sq ft.

Further details upon request.

Additional information

Listing

The property is Grade II listed, the entry number is 1372794.

Terms

The property is offered by way of a new effectively full repairing and insuring lease for a length of term to be agreed.

Rent on application.

Rateable Value

The offices form part of a larger hereditament and so a new assessment will need to be made.

Interested parties are advised to make their own enquiries.

EPC

The property has an energy rating of E116, which is valid until 31 March 2032. Further details are available upon request.

Costs

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

Further information

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

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