



Prominently positioned air-conditioned offices  
Available floor-by-floor

2,809 to 17,317 sq ft (261 to 1,609 sq m)

- Highly accessible location on inner ring road
- Predominantly open plan space
- On-site car parking
- A short drive to the A11 & A140
- Easy access to the city centre

**NORVIC HOUSE, 29/33 CHAPELFIELD ROAD,  
NORWICH, NR2 1RP  
TO LET**

### Location

Norvic House is situated in a highly prominent position overlooking Chapelfield Gardens, close to the junction of Vauxhall Street. The Chantry Place Shopping Centre is within a short walk, with Chapelfield Road itself, which forms part of the inner ring road, providing easy vehicular access to the A11 and A140 at the St Stephens roundabout.

Norwich railway station is located approximately 1½ miles to the east, where two services per hour are provided to London Liverpool Street.

### Description

Norvic House is a distinctive blue glazed office building, providing mostly open plan offices on ground and six upper floors.

The specification includes:

- Suspended ceilings with recessed lighting
- Carpeted floors
- Perimeter trunking
- Metal framed double glazed windows
- Air conditioning on all floors
- Passenger lift
- Male and female WCs

Floors two to six are to be refurbished.

### Accommodation

The following net lettable floor areas are provided:

<b>GROUND FLOOR – LET TO NAKED WINES</b>		
<b>FIRST FLOOR - LET TO OUTLOOK PUBLISHING</b>		
Second floor	3,627 sq ft	(337 sq m)
Third floor	3,627 sq ft	(337 sq m)
Fourth floor	3,627 sq ft	(337 sq m)
Fifth floor	3,627 sq ft	(337 sq m)
Sixth floor	2,809 sq ft	(261 sq m)
<b>Total</b>	<b>24,567 sq ft</b>	<b>(2,282 sq m)</b>

### Car Parking

A total of 22 on-site car parking spaces (1 space per 1,116 sq ft) are provided, which will be allocated on a pro-rata basis.

The majority of these spaces are located in the secure car park at the rear of the building accessed off Vauxhall Street.

### Energy Performance Certificate

The property has an energy performance asset rating of 92 which falls within band D.

A copy of the certificate is available upon request.



### Business Rates

Please contact the sole agents for further information, as some floors will need to be re-assessed.

### Terms

New full repairing and insuring leases are available on individual floors for a term to be agreed.

Rent upon application.

### Enquiries

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

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