



ST GILES HOUSE, 27 ST GILES STREET, NORWICH, NR2 1JN

TO LET | FIRST FLOOR OFFICES
2,081 TO 4,625 SQ FT (193.3 TO 429.6 SQ M)

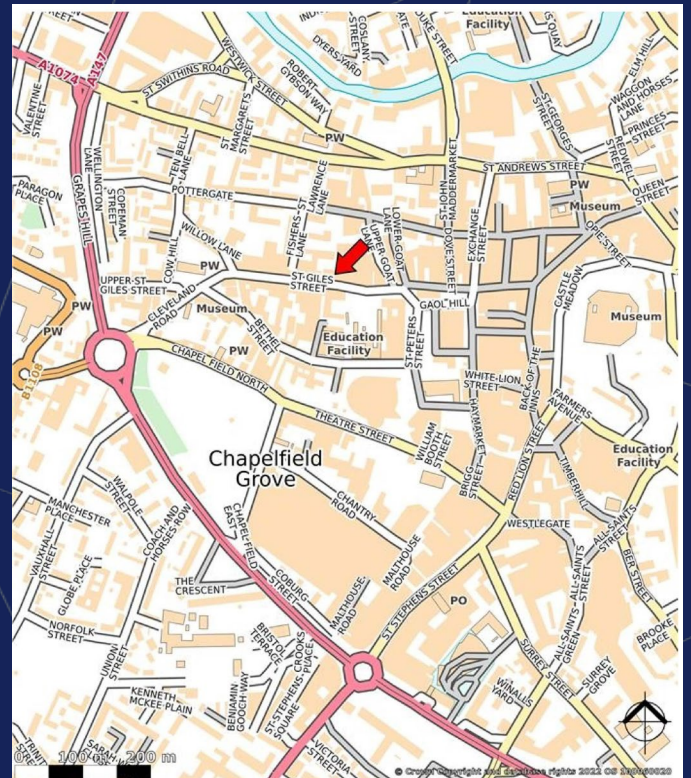
- City Centre location
- Suites with offices built in
- Parking included

LOCATION

St Giles House is ideally located right in the very centre of Norwich, within easy access of the City centre's numerous retail and leisure amenities.

The inner ring road is within a short drive, which provides quick access to the A11, A140 and beyond to Norwich railway station.

The St Giles Street car park is situated immediately behind the building, with Prime Steak restaurant opposite, the famous Norwich Market and numerous other bars and eateries close by.



SUMMARY

Description

The building, which provides offices on the first and second floors, provides modern, predominantly open plan accommodation throughout. The property has the following specification and features:

- Lift access
- Ground floor lobby
- Internal storage / meeting rooms
- Radiator heating
- Carpeted floors
- Perimeter trunking
- Suspended ceilings
- Shared kitchen and WC facilities

Accommodation

The offices have the following net internal floor areas:

Suite 1 -	2,544 sq ft (236.3 sq m)
Suite 2 -	2,081 sq ft (193.3 sq m)

Total - 4,625 sq ft (429.6 sq m)

1 car parking space is included per suite. The parking space is within the St Giles multi storey car park.

Additional information

Terms

The offices are available separately or in combination by way of a new effectively full repairing and insuring lease for a term by agreement.

Rent

Suite 1 -	£32,000 per annum
Suite 2 -	£26,500 per annum

EPC

The property currently has energy rating of 90, which falls within band D.

Rates

According to the Valuation Office Agency website the suites have the following Ratable Values:

Suite 1 -	£23,500
Suite 2 -	£17,500

Planning & Uses

We understand the current use falls within class E (offices) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Service Charge

There is an estate service charge to cover the maintenance and repair of the common areas. This is currently £6.50 per sq ft subject to RPI.

Legal Costs

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



GALLERY



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Enquiries

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