



4 DUKE STREET, NORWICH NR3 3AJ

TO LET

2,915 SQ FT (271 SQ M)

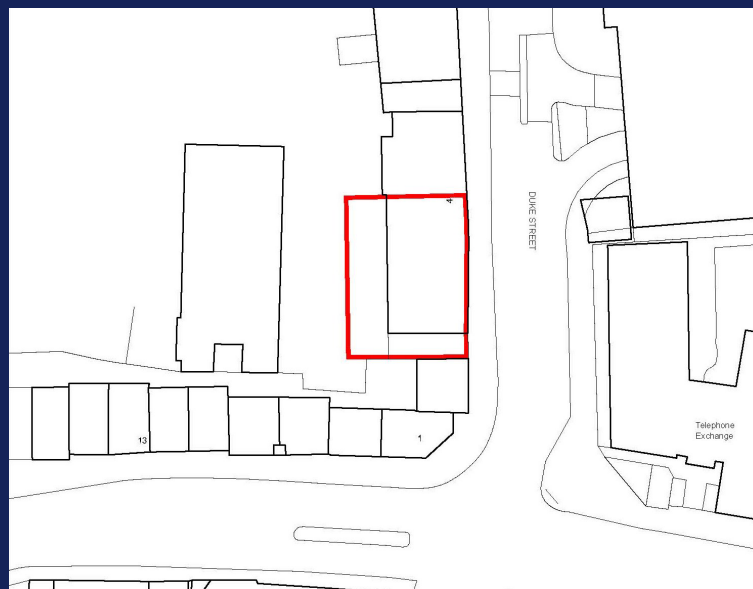
- Attractive, self-contained offices
- On site parking
- City centre location, opposite St Andrews car park



LOCATION

The property is situated just to the northern side of St Andrews Street. The inner ring road is easily accessible via Duke Street, which in turn provides access to the A140 outer ring road and the A11 and A47.

The St Andrews car park, with 1,084 spaces, is opposite and in close proximity are the Norwich Lanes and the City centre's numerous leisure and retail amenities, including the famous Norwich Market, which has been running for over 900 years is a short distance away.



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SUMMARY

Description

4 Duke Street is an attractive self-contained property of brick construction under a pitched, tiled roof which was built in 1912 and is set over ground and first floor.

The fit out is impressive and provides the office with a generously sized entrance hall/ reception off which a modern kitchen, glazed boardroom and meeting room are immediately accessed.

There is a large lower-level office with a floor to ceiling height of 3.77m, a storeroom, standard and accessible WCs and stairs to the first floor.

The first floor provides an airy open plan office with 3 glazed meeting rooms and a kitchen/break out area.

There is of course the Norwich's first and only remaining office slide to the ground floor.

The specification generally is:

- Solid carpeted flooring
- Perimeter trunking
- LG7 diffused lighting
- Suspended ceiling
- AC heating and cooling
- Single glazing with secondary glazing

To the rear are 6 parking spaces with an enclosed side yard with racks. Vehicular access currently is via a gate on Duke Street and there is access directly into the property via the back door.

Accommodation

Using measurements taken on site, the Net Internal Areas were:

	Sq. ft.	Sq. m.
Ground Floor	1,282	119.10
1st Floor	1,633	151.71
Total	2,915	270.81

Additional information

Terms

The property is available by way of a new, full repairing and insuring lease for a term to be agreed.

Rent upon application.

Business Rates

The Rateable Value as per the Valuation Office Agency website is £36,500.

EPC

The property has an energy performance rating of C, which is valid until 28 January 2029.

Enquiries

Chris Squirrell
07887 830 124
chris.squirrell@bidwells.co.uk

Will Jones
07899 061 892
william.jones@bidwells.co.uk

01603 763939
bidwells.co.uk


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