



Open plan office suites with parking
2,356 to 5,379 sq ft (219 to 500 sq m)

- Recently refurbished reception & office space
- 6 on-site car parking spaces (1 per 1,374 sq ft)
- Convenient central location.
- Close to Norwich Railway Station and Castle Meadow bus stops.

**1 PRINCE OF WALES ROAD, NORWICH,
NR1 1LB**

TO LET

Location

1 Prince of Wales Road is prominently positioned at the top of Prince of Wales Road. Norwich railway station is within a short walk, where two services per hour are provided to London Liverpool Street.

The City centre's numerous shopping, cultural and leisure amenities are situated a short distance from the property. Occupiers in the building include Hays Recruitment, Handelsbanken and Verisk whilst other nearby occupiers include ITV and Bidwells.

Description

The property is an attractive high-quality office building with a reception. There are three floors of multi let office space with undercroft parking area.

There are two available offices suites on the first and third floors overlooking Prince of Wales Road and King Street. The suites provide open plan offices with meeting rooms and kitchens.

The offices are with double glazed sash windows providing views across the City. The space incorporates the following specification:

- Fully accessible raised floors
- Carpeting throughout
- Air handling system providing heating and cooling
- Suspended ceiling, with recessed lighting
- Kitchen facilities

The modern communal WC facilities have showers installed and provision in the basement for cyclists with cycle racks.

There is car parking available in the secure undercroft car park and ground level parking at the rear of the building. This is accessed via Greyfriars Road, off Rose Lane.

Accommodation

Within the building there are three suites:-

First floor RHS -	2,356 sq ft (218.88 sq m)
Third floor -	3,023 sq ft (280.84 sq m)
Total -	5,379 sq ft (499.72 sq m)

Service Charge

A service charge applies to the building which is re-charged to tenants on a pro-rata basis. Details of the current service charge are available upon request.

Rateable value

First floor (estimated) -	£25,360
Third floor -	£37,800

Terms

The suites are available by way of new effectively FRI leases for a term to be agreed.

Rent upon application.

Value Added Tax

VAT will be payable on rent, service charge and any other outgoings.

Legal Costs

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

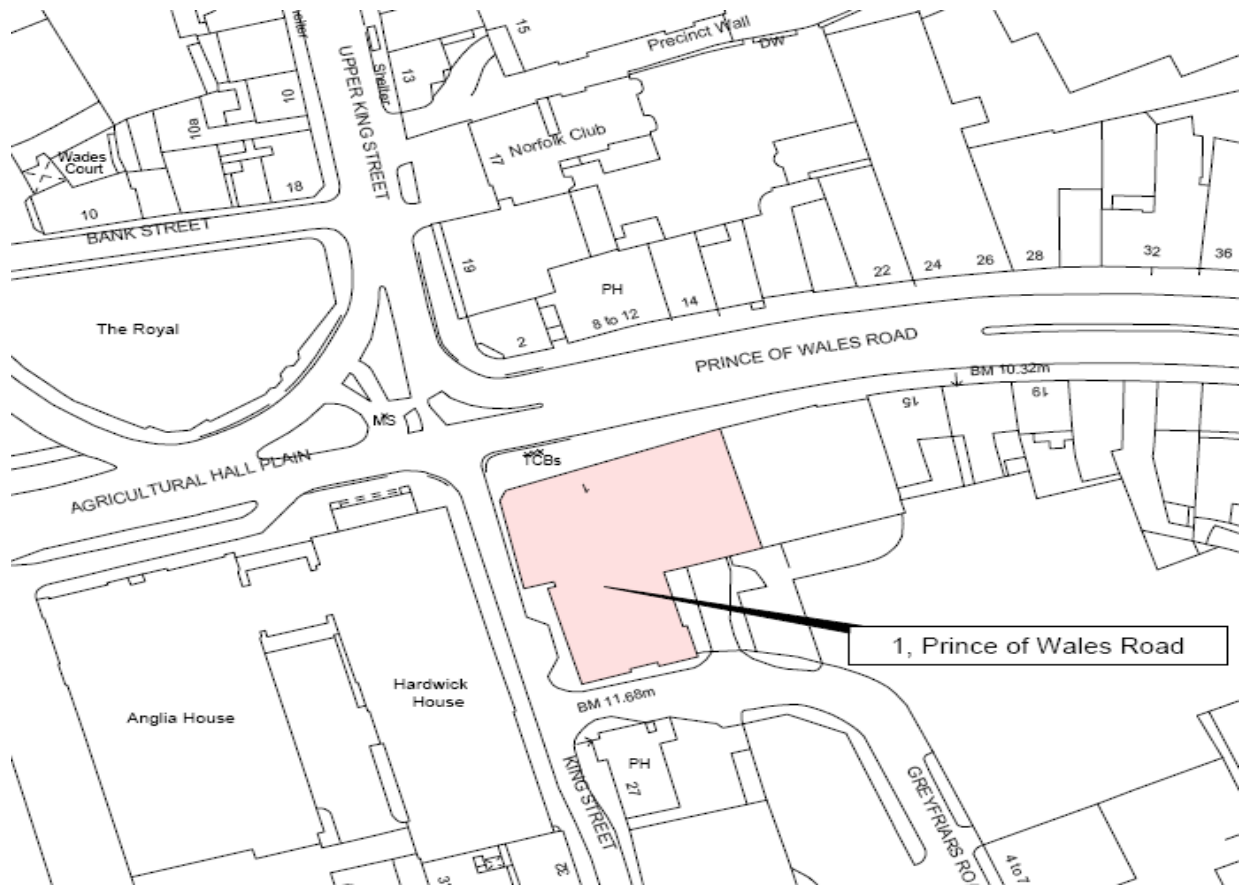
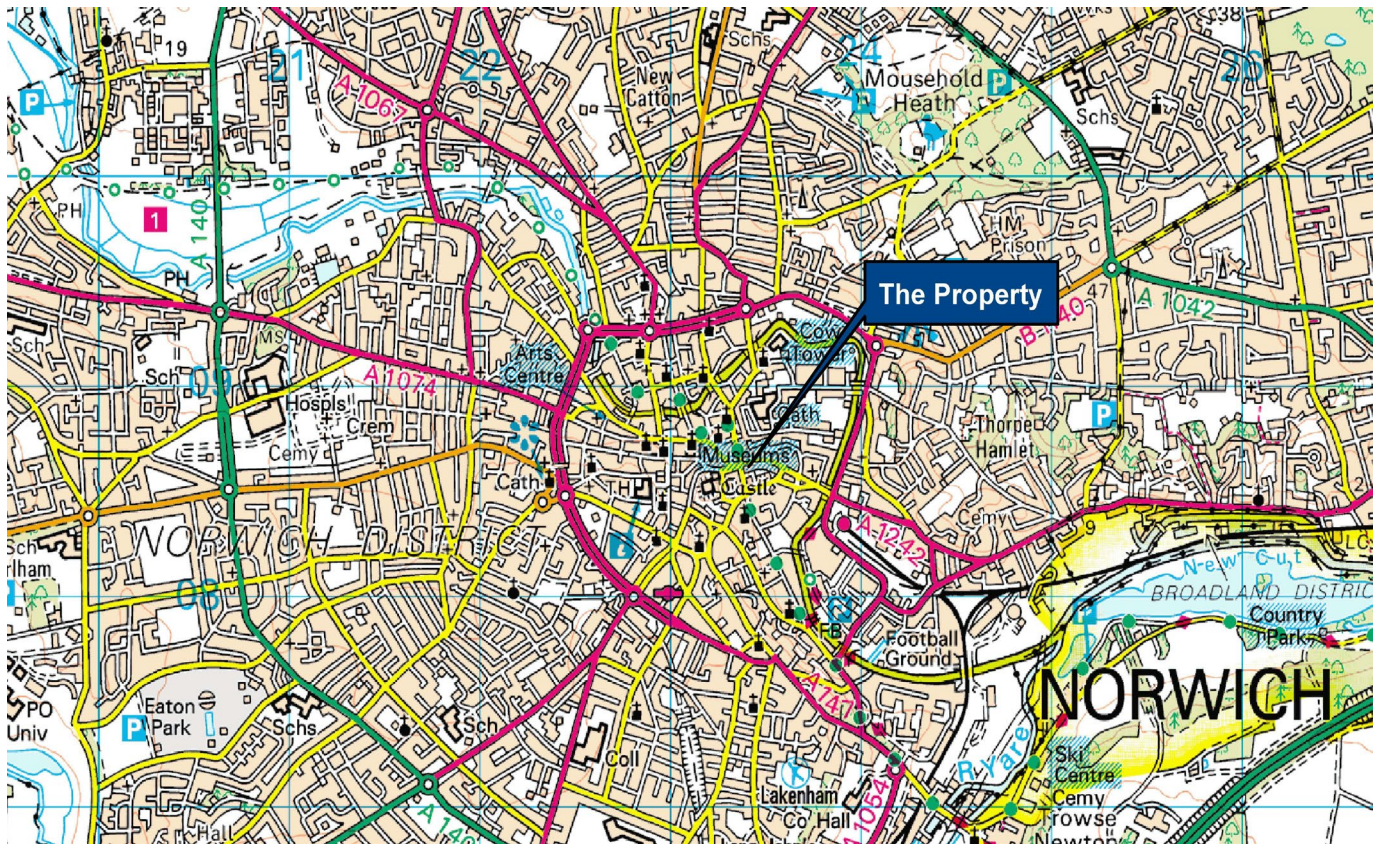
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Example photo of the ground floor



Important Notice

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