



Modernised & Characterful first and second floor offices.

A total of 2,936 (273 sq m)

- Three separate suites
- Refurbished and available for occupation
- Flexible leases available

2 SURREY STREET, NORWICH, NR1 3NX TO LET

Location

The property is situated on the east side of Surrey Street, opposite Howden Insurance and close to the junction with St Stephens Street. St Stephens Street itself is one of Norwich's principal retail and bus thoroughfares.

Located next to Aviva's Island Site headquarters, other occupiers include Marks & Spencer, John Lewis, Sainsbury Local and Tesco Express.

Norwich's bus station is situated a short walk along the street.

Description

The property comprises a prominent & attractive self-contained red brick building, a former banking hall.

Fountain Partnership, a digital consultancy, occupy the ground floor. The available suites are on the first and second floors:

First floor front - The net internal area is **839 sq ft (77.95 sq m)**

The suite faces over Surrey Street and is split into two offices, a meeting room and has a reception, and separate kitchen.

First floor rear - The net internal area is **1,190 sq ft (110.55 sq m)**

A stylish and large open plan office with a separate glazed office, open plan kitchen.

Second floor - The net internal area is **907 sq ft (84.26 sq m)**

A dual aspect suite which also has views over Surrey Street. The suite is open plan and has a separate meeting room/office. There is a kitchen specific to the suite also.

There are shared WCs within the landings.

The offices have AC, LED lights and perimeter trunking.

Access is via the right-hand side door of the building which has an entrance system, a passenger lift, and stairs.

Terms

There are leases in place currently. A sub-lease is available for the 1st floor rear & 2nd floor, whilst a new lease can be arranged for the 1st floor front.

Rent upon application.

Business Rates

According to the VOA website, the 1st floor front suite has a Rateable Value of £13,250 for the year 2024/5. The other suites are part of a larger ratings assessment and will need to be split off.

Service Charge

There is a service charge for the maintenance of the common parts and exterior of the property.

EPC

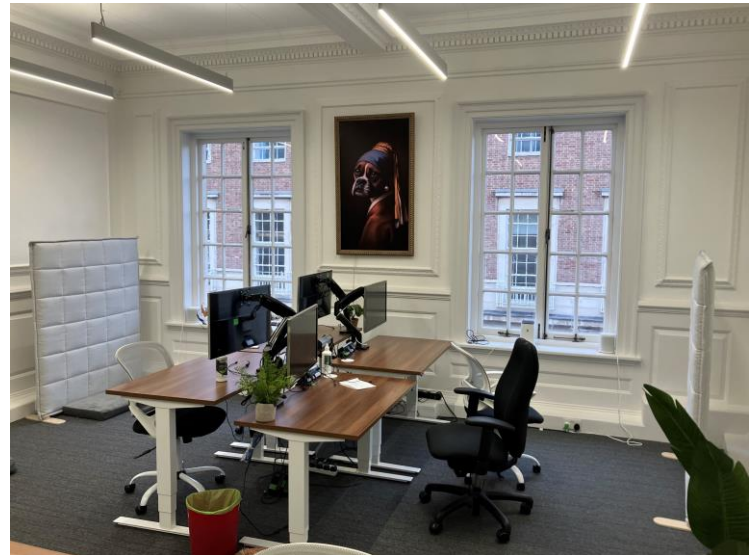
The property has an energy performance asset rating of 78 which falls within band D. A copy of the EPC is available upon request.

Further Information

For further information please contact the sole agents:

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First Floor front



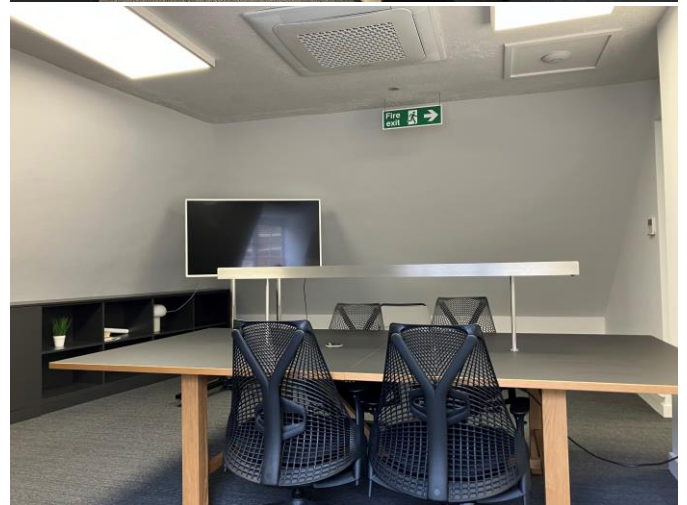
First Floor front



First Floor Rear



Second Floor



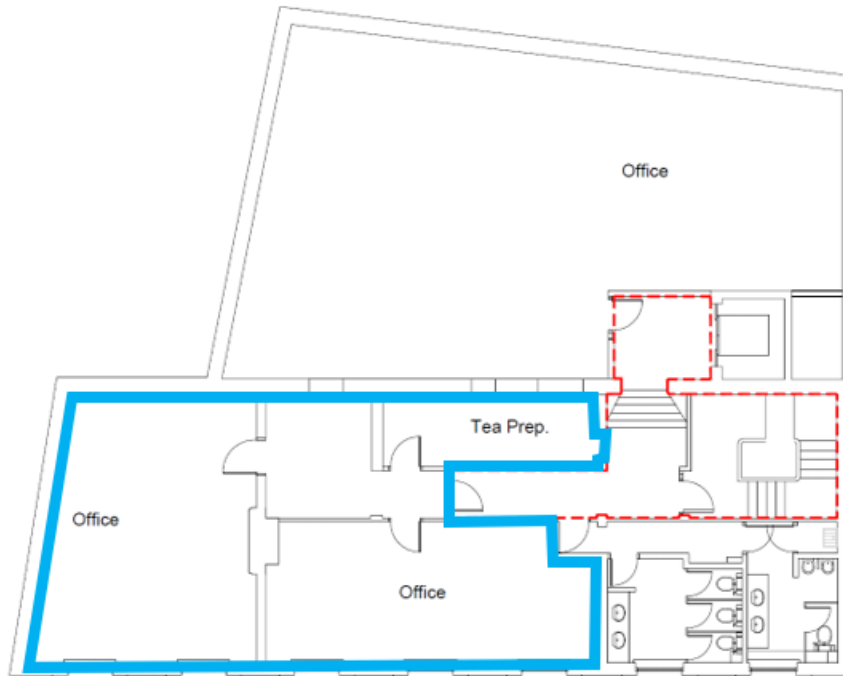
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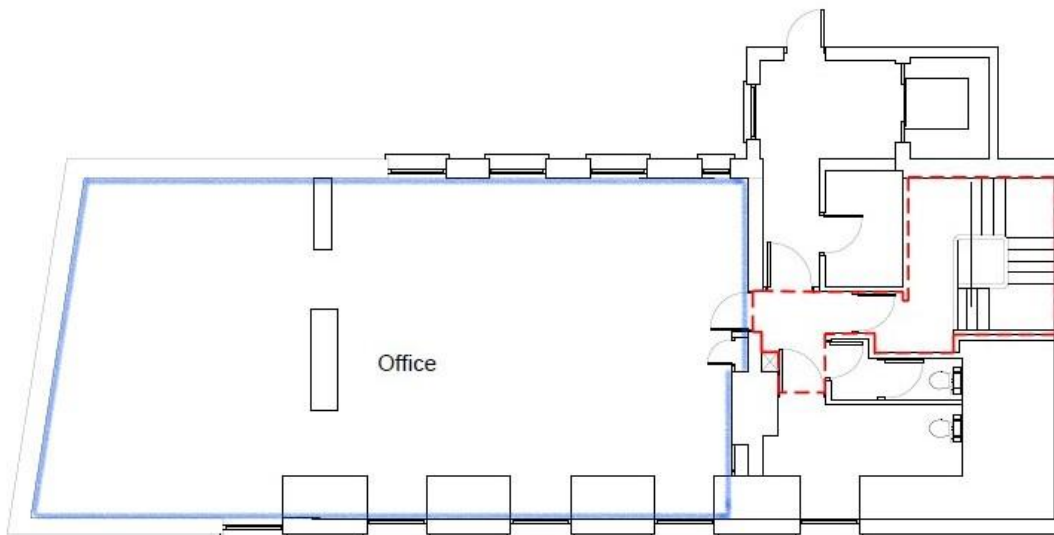
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December 2024

First Floor



Second Floor



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