



First floor office with parking
487 sq ft (45 sq m)

- Close to City centre
- Use of communal meeting rooms
- 2 car parking spaces & visitor parking

**PEMBROKE HOUSE, 36 UNTHANK ROAD,
NORWICH, NR2 2RB**

TO LET

Location

Pembroke House, 36 Unthank Road is adjacent to the Georgian Townhouse at the top of Unthank Road.

Chapelfield Gardens and Chapelfield shopping centre are in a short walking distance with Norwich city centre just beyond.

Description

This first floor office has a double aspect with north and south facing windows. The room which has recently been re-painted, is set to at the top of the stairs towards the rear of the building. Access is via the main door of Pembroke House.

Within Pembroke House occupants have access to a fully equipped kitchen, a meeting room and WC facilities.

The specification includes: -

- Timber framed sash windows
- Diffused lighting
- Centrally heated wall mounted radiators
- Air Conditioning unit
- Perimeter trunking with data and power sockets
- Server cabinet installed

The suite includes two parking spaces, and there is visitor parking to the front of Pembroke House. Externally, occupants are welcome to use the orchard gardens.

Accommodation

The suite provides a net internal area of 487 sq ft (45 sq m).

Energy Performance Certificate

The property has an EPC asset rating of 113 which is within band E.

Terms

A new effectively internal repairing lease on terms to be agreed.

Service Charge & Utilities

A service charge is payable. Electricity and water are included within the service charge.

Business Rates

The suite has an RV of £6,200 according to the Valuation Office website.

VAT

The property has been elected for VAT, so VAT will be payable on all charges from the Landlord.

Enquiries

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Above – The main Entrance



Above – The office available for lease



Above – One of the various meeting rooms available for use

Important Notice

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