

GROUND FLOOR, CAVELL HOUSE

Stannard Place,
St Crispins Road
Norwich NR3 1PY



- 3,252 SQ FT AND 4,080 SQ FT, TOTALLING 7,332 SQ FT
- CENTRAL NORWICH LOCATION
- HIGH SPECIFICATION OPEN PLAN OFFICES
- 15 ON SITE CAR PARKING SPACES (1 SPACE PER 489 SQ FT)

TO LET

Location

Cavell House is situated in a highly prominent position on the inner ring road, just to the north of Norwich City centre. Located at the junction of St Crispins Road with St Georges Street, there are a number of bars, restaurants and a Premier Inn in the immediate vicinity and the City centre itself is within a short walk.

The inner ring road (A147) provides easy access to Norwich railway station, the A11 and A140. Norwich airport to the north of the City has three flights per day to Amsterdam Schiphol Airport as well as others to a number of national and European destinations.



Description

Cavell House is an impressive five-storey brick built office which, together with Austin House, forms part of the property known as Stannard Place.

High specification open plan offices are provided to include:

- Comfort cooling and heating air handling system
- Fully accessible raised floors
- Carpets
- Suspended ceilings with integral LED lighting
- A complete redecoration throughout
- 15 car parking spaces.

The building also benefits from an impressive and spacious reception area, with male and female WCs situated within the common parts.

Accommodation

The net lettable area of the floor is 7,332 sq ft.

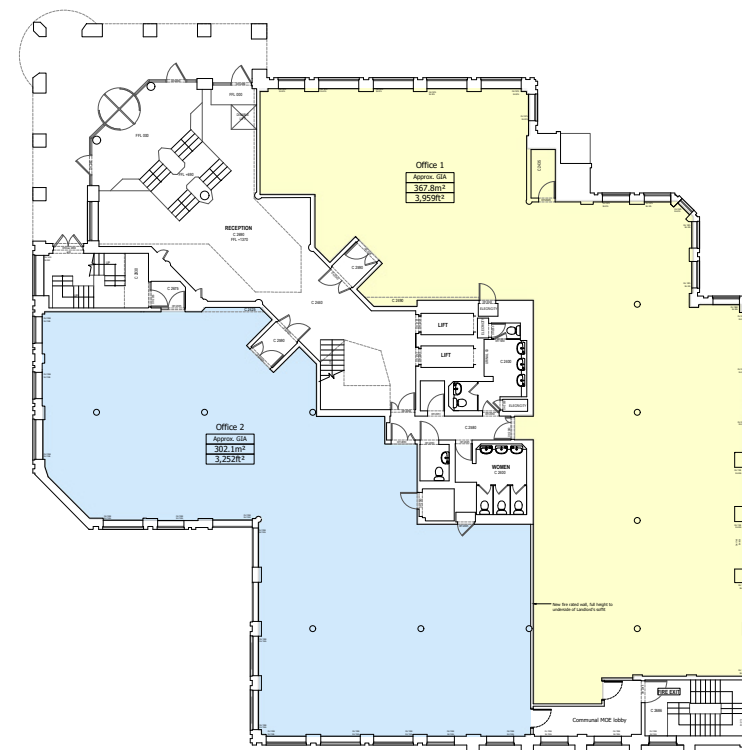
It can also be sub-divided to provide two smaller suites of 4,080 sq ft and 3,253 sq ft, respectively.

A total of 15 car parking spaces are provided. If the floor is sub-divided, the spaces will be allocated on a pro-rata basis at 1 space per 489 sq ft.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent upon application to the joint sale agents.



Business Rates

According to the business rates section of the gov.uk web-site, the rateable value is £74,000 for the whole floor.

Energy Performance Certificate

A copy of the EPC is available upon request.





Further information

For further information or to arrange a viewing, please contact the joint sole agents:

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