



Open plan office suite with parking
2,848 sq ft (265 sq m)

- Recently refurbished reception & office space
- 2 on-site car parking spaces
- 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.

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.

The available office suite is located to the rear of the first, overlooking King Street & Greyfriars Street. The suite provides open plan space with a tea point and the ability to install meeting rooms.

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

Suite C, First floor rear - 2,356 sq ft (218.88 sq m)
Two parking spaces are provided within the undercroft.

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) - £32,500 The RV will need to be re-assessed as the suite is part of a larger Rating Assessment.

Terms

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

Rent upon application.

Value Added Tax

Currently VAT is not payable however the Landlord reserves the right to do so in future.

Legal Costs

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

Enquiries

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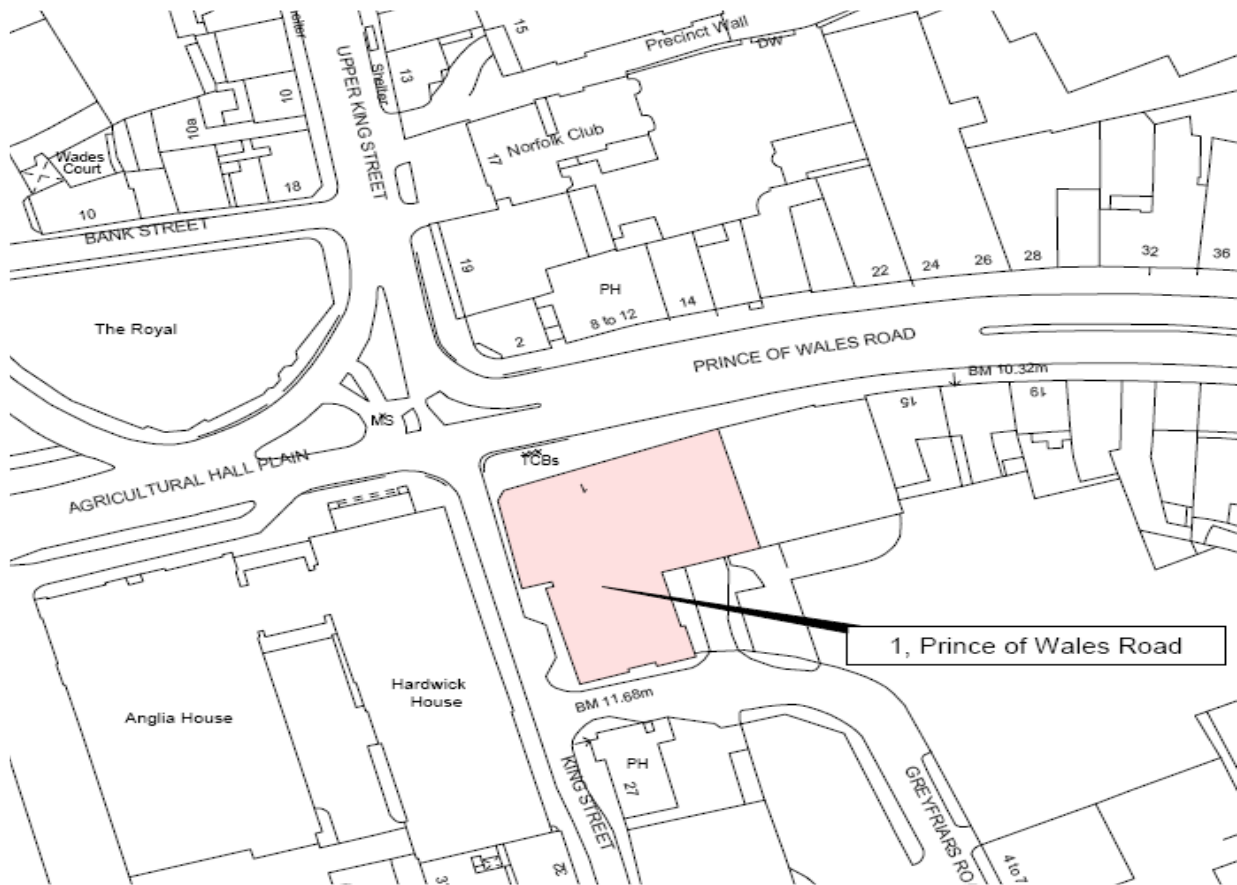
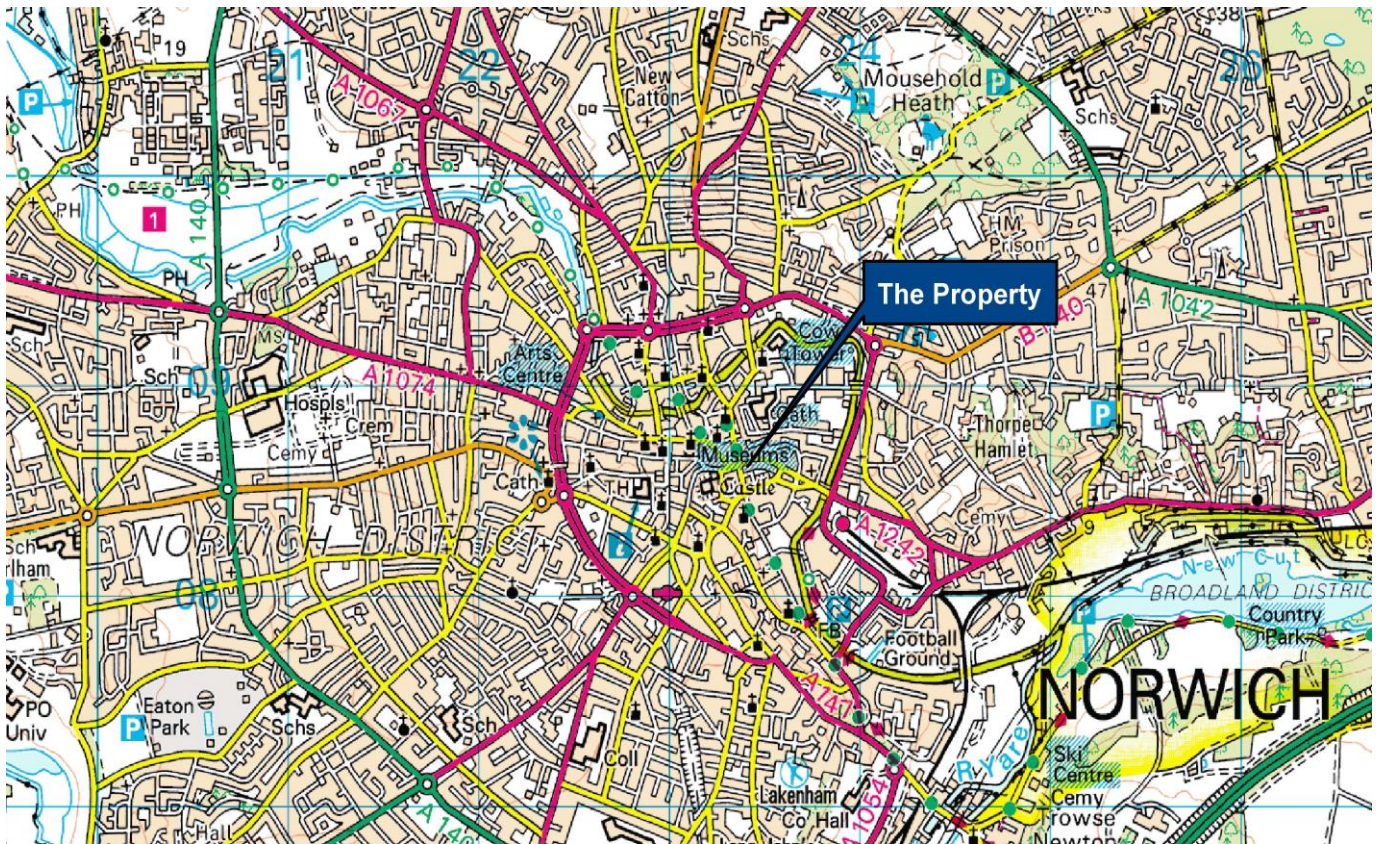
Reception



First Floor Suite



First Floor Suite



Important Notice

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