



City Centre offices/retail/gym space with car parking

112 to 6,263 sq. ft. (10 to 582 sq. m.)

- Available on a room-by-room basis
- Excellent location with parking
- Planning Use Class E allows a wide variety of uses
- A mixture of showroom, offices, treatment rooms and open plan studio space.
- On site car parking spaces

**100-106 BER STREET, NORWICH, NR1 3ES**

**TO LET**

### Situation

The property is located on Ber Street to the south east of Norwich City centre. Ber Street is a busy route to the City Centre near to Enterprise Car Rental, SportsBikes and The Ber Street Kitchen. John Lewis is a short walk along the road.

### Description

The building is available to let in part, on a room-by-room basis. We understand that the building now has Commercial, Business and Service – Class E use., which allows a variety of uses.

The property is essentially a combination of two buildings, a single storey building which houses Rooms 1 & 2 which fronts onto the car park.

The second building is set over 3 floors, ground, first and second. This building provides a variety of small and large rooms suitable for office use, treatments and leisure use.

### Accommodation

The following gross internal floor areas are provided:

Ground	Sq. Ft
1	1,336
2	1,278
3	654
4	344
5	598

### First floor

6	1,004
7	264
8	197
9	112
10	120

### Second floor

11	358
----	-----

**Total** 6,263 sq. ft / 81.85 sq. m

### Terms

The property is held on a lease until 17<sup>th</sup> August 2034. There is a break on 18<sup>th</sup> August 2029. Sub-leases are available to suit an occupier.

Rent on application.

### EPC

The property has an Asset Rating of D97. A copy of the EPC is available upon request.



Above: Room 3, the former reception



Above: Rooms 1 & 2

### Business Rates

Business rates will be the occupier's responsibility.

### Utilities

Utilities are in addition and charged on a pro rata basis.

### Enquiries to:

To arrange a viewing or for further information:

Chris Squirrell  
07887 830 124

[chris.squirrell@bidwells.co.uk](mailto:chris.squirrell@bidwells.co.uk)

William Jones  
07899 061 892

[william.jones@bidwells.co.uk](mailto:william.jones@bidwells.co.uk)

### Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.



**Important Notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection August 2025