

01603 763939



First floor office

1,190 (111 sq m)

- Open office with glazed meeting room
- Available with furniture
- Flexible lease 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 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.

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 is a lease in place currently over the available suite, therefore a sub-lease is available.

Rent upon application.

Business Rates

The suite is 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.

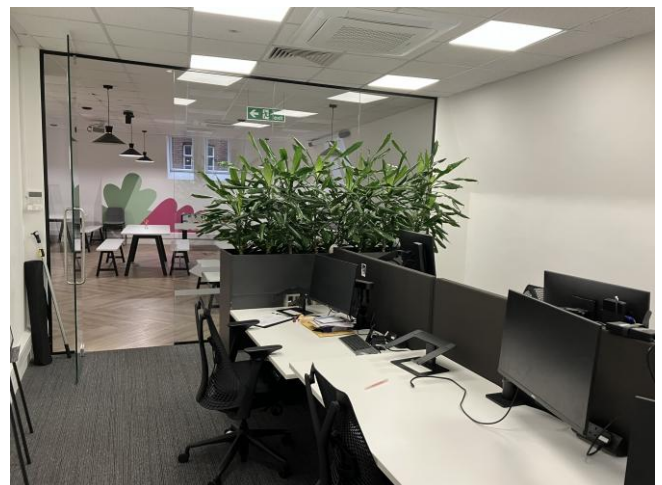
Further Information

For further information please contact the sole agents:

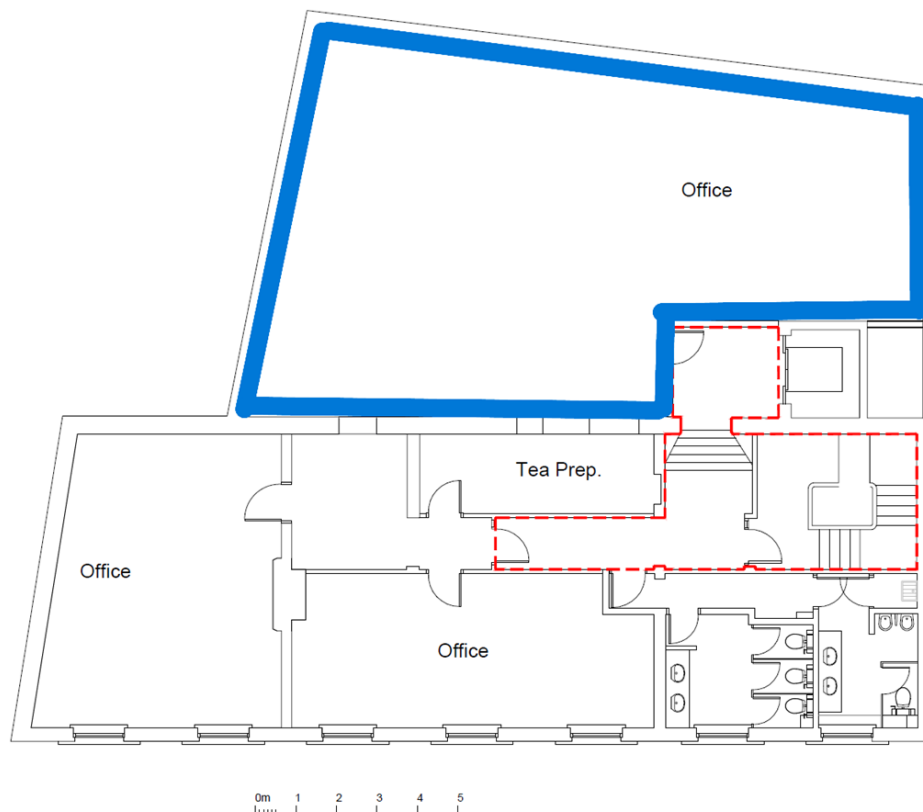
Chris Squirrel
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First Floor Rear



First Floor



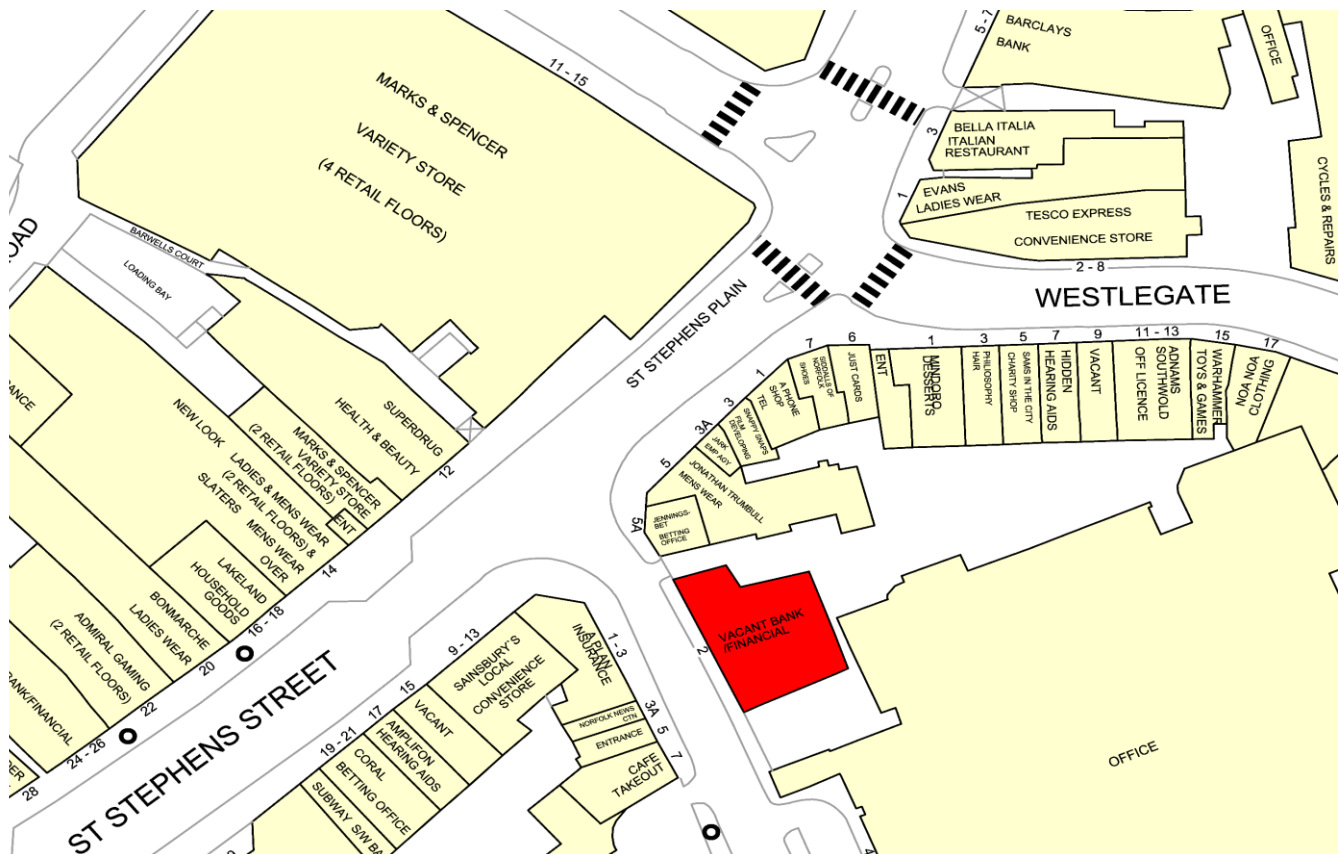
First Floor Plan as Proposed
Scale 1:100

Important Notice

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