



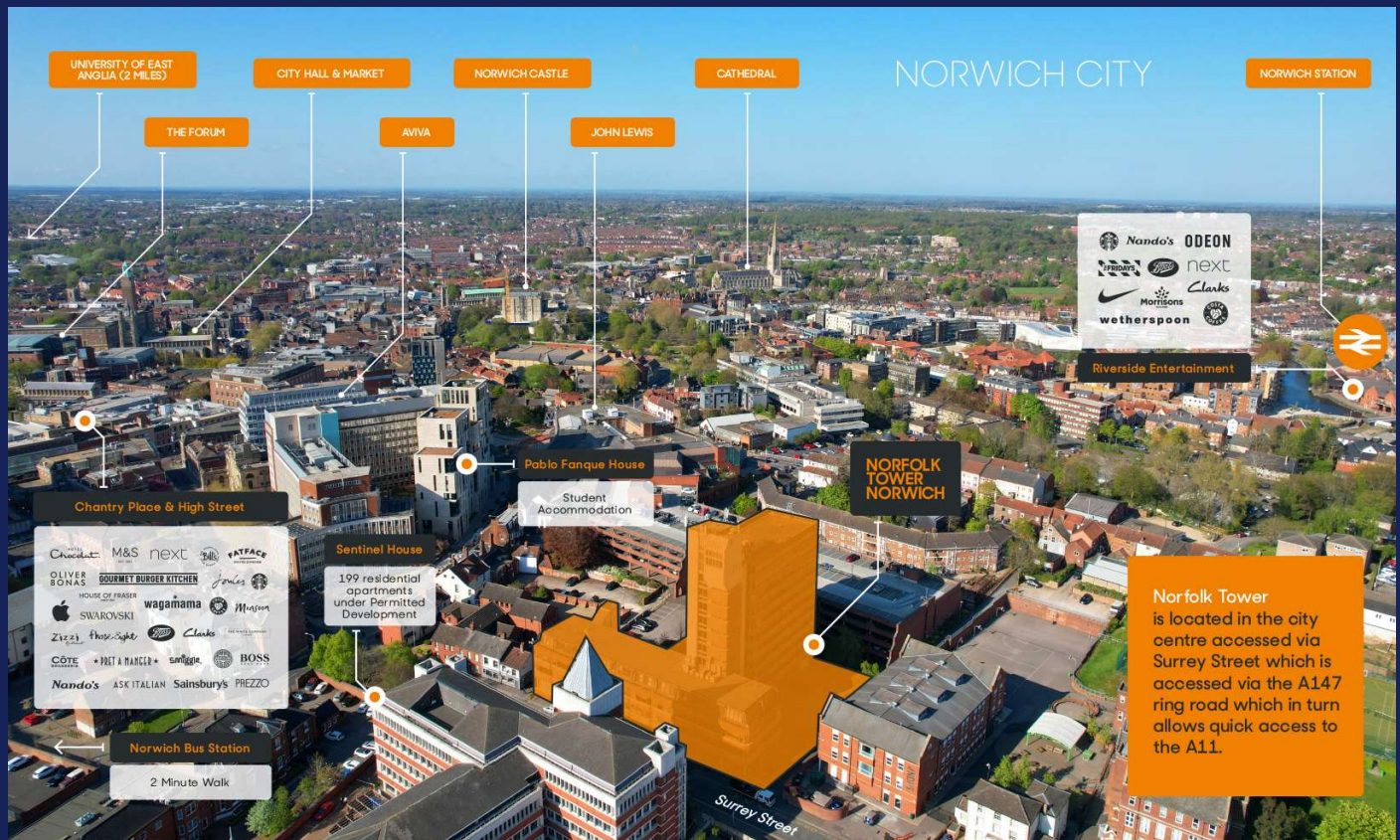
## **PART SEVENTH FLOOR, NORFOLK TOWER, 48-52 SURREY STREET, NORWICH NR1 3PA**

**TO LET | HIGH QUALITY OPEN PLAN OFFICES  
1,641 SQ FT (152 SQ M)**

- Central Norwich location
- Close to the bus station with easy access to the inner ring road (A147)
- Mostly open plan space with two meeting rooms
- 2 car parking spaces



The city centre's numerous shopping and leisure amenities are all within easy reach, including a John Lewis department store, the Chantry Place shopping centre, Queens Road Travelodge and the St Stephens NCP car park.



## SUMMARY

### Description

Norfolk Tower is a 10-storey building providing spectacular views across the city from the upper floors.

It benefits from an impressive, staffed reception off Surrey Street.

The available suite provides mostly open plan accommodation with two meeting rooms, which can easily be removed if required.

The specification includes:

- VRV comfort cooling
- Suspended ceilings with LED lighting
- Carpets
- Perimeter trunking

There is also a shared kitchen, three passenger lifts serving all floors, male & female WCs on each floor and a boardroom for hire on the tenth floor.

### Accommodation

The following net lettable floor area is provided:

**Offices** - **1,641 sq ft (152 sq m)**

There is also the shared use of a 260 sq ft kitchen.

2 car parking spaces are also included.

Further spaces are available at nearby car parks by separate arrangements.

There is the possibility that a whole floor of **3,655 sq ft (340 sq m)** could be made available. For further information, please contact the agents.

### Additional information

#### Terms

A new full repairing and insuring lease is available on terms to be agreed.

The quoting rent is **£32,750 per annum**.

#### EPC

A copy of the EPC is available upon request.

#### Business Rates

The whole of the seventh floor is currently assessed as having a Rateable Value of £46,000.

For further information regarding the current rate in the pound, please contact the agents.

#### Service Charge

There is a service charge levied on a pro-rata basis for the communal services and maintenance provided by the Landlord.

#### Further Information

For further information or to arrange a viewing, please contact:

#### Will Jones

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## GALLERY

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## GALLERY

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