



LEVEL 4 FRONT, KILN HOUSE, POTTERGATE, NORWICH NR2 1DA

TO LET | MODERN OFFICES

11,382 SQ FT (1,057 SQ M)

- City centre location
- Easy access to the inner ring road
- Mostly open plan space with some individual offices

SUMMARY

Location

Kiln House is situated on the north side of Pottergate in the centre of Norwich.

The city centre's numerous leisure and retail amenities are within a short walk, as is the St Giles Street multi-storey car park.

A short distance to the west is the inner ring road, which provides access to the A11 and Norwich mainline railway station where there are two services per hour to London Liverpool Street.

Description

Kiln House is a well known multi-occupied building providing functional office space over six floors.

There is a staffed reception off Pottergate with male & female WCs in the core areas, along with two passenger lifts. Level 4 is at second floor level above the main entrance. It provides mostly open plan space with some offices created out of demountable partitioning.

The specification includes comfort cooling, carpets, floor boxes, and suspended ceilings with recessed lighting.

Accommodation

The net lettable area is **11,382 sq ft** (1,057 sq m)

Terms

The property is held on a 10 year lease to expire on the 1 April 2028 at a rent passing of £100,000 pa.

Availability is either by way of an assignment, sub-lease, or a new longer lease direct from the Landlord subject to further negotiation.

Business Rates

According to the business rates section of the gov.uk website, the Rateable Value is £70,000.

Enquiries

Will Jones

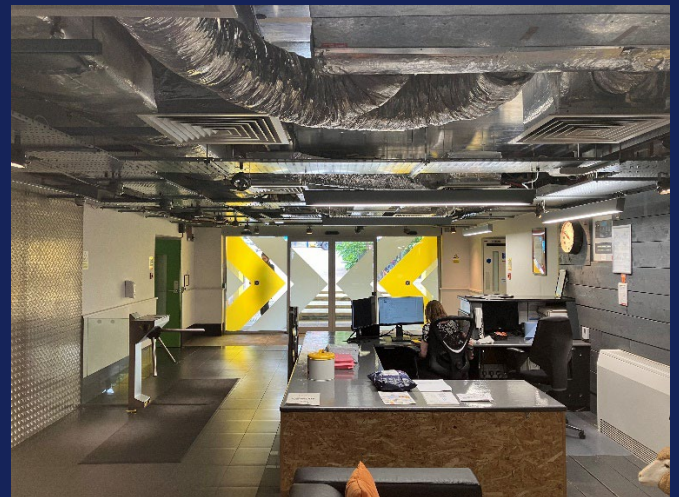
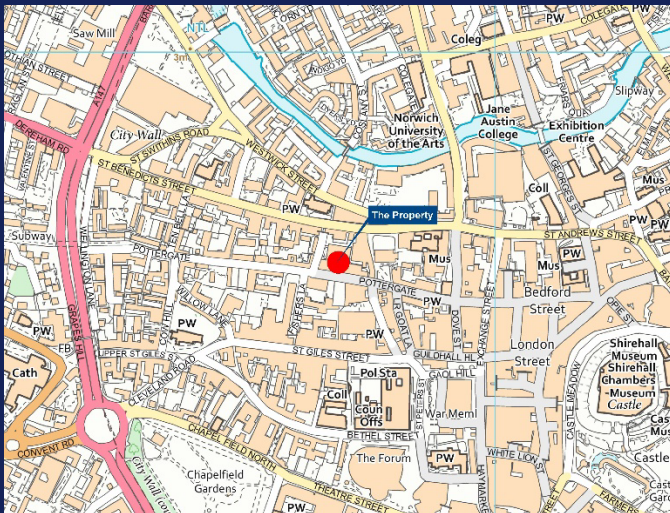
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