



THE SPITFIRE SUITE, DRAGON HOUSE, 22 UNTHANK ROAD, NORWICH, NR2 2RA

TO LET | CITY CENTRE OFFICES
606 SQ FT (56.32 SQ M)

- Air-Conditioned with parking and cycle facilities
- All-inclusive serviced offices with a 1GB internet connection
- Flexible leases

LOCATION

Dragon House is prominently situated at the top of Unthank Road, close to the Grapes Hill roundabout, just to the west of the City centre. The inner ring road provides easy access to the A11 and A140.

The Roman Catholic cathedral and Georgian Town House are both opposite.

The renowned Norwich Market is a short walk via Chapelfield Gardens, as is the Chantry Place shopping mall.

Norwich railway station is 1.5 miles away, where there are two train services per hour to London Liverpool Street.

Norwich International Airport is situated 4 miles to the north, where there are daily flights to Amsterdam Schiphol Airport, along with several other European and national destinations.



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SUMMARY

Description

This refurbished Victorian property comprises a self-contained, three-storey period office building under a pitched roof, which is laid out in an L-shape.

The available suite is located on the 2nd floor, which has stair access.

There are kitchen facilities on the ground and first floor as well as WC & shower facilities.

The suites have air conditioning, Wi-Fi access to the 1 GB internet connection, CAT 5/6 wiring and controlled access.

The suite has an on-site parking space.

Accommodation

The property provides the following net lettable areas:

	Sq ft	Sq M	Parking
Spitfire Suite	606	56.32	1

Quoting Terms

Rent on application. The rent includes utilities, internet connection, waste removal and in-office cleaning.

EPC

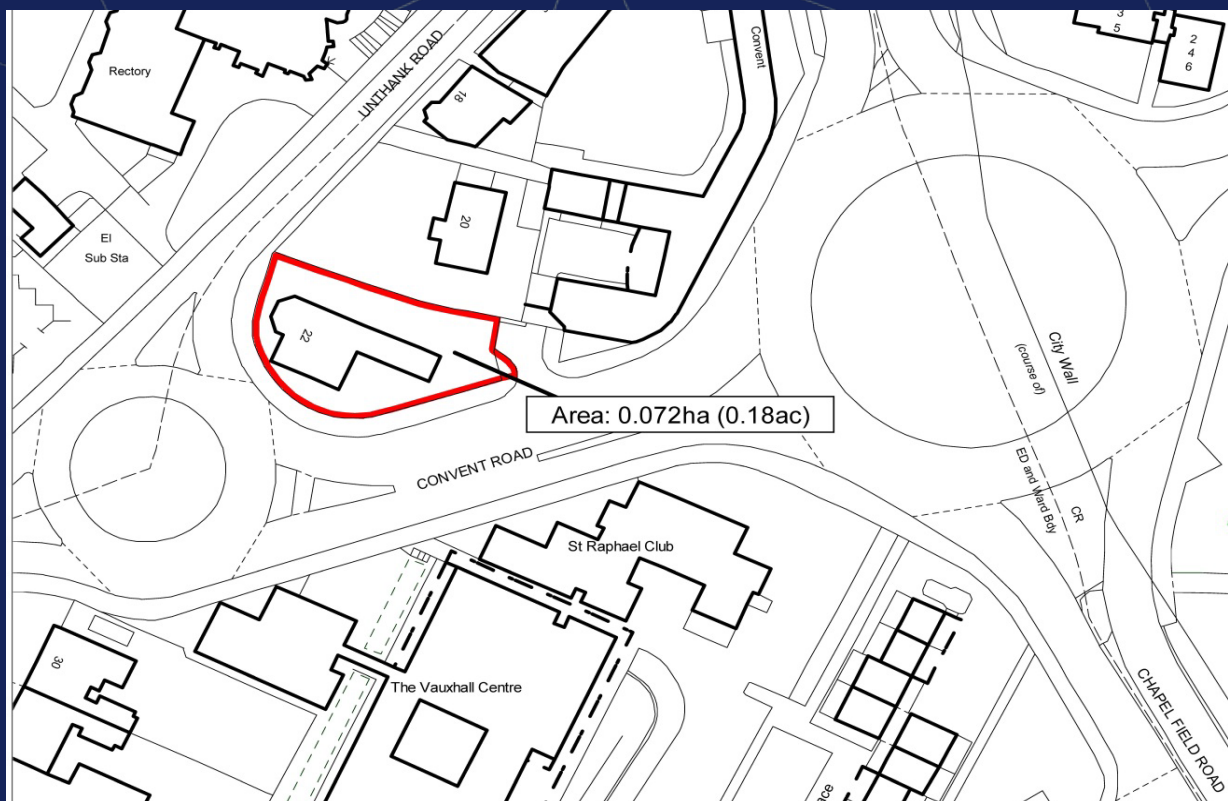
The property has an energy performance asset rating of B48, which is valid until 11 July 2031. A copy of the EPC and Recommendation Report is available upon request.

Business Rates

Rates will be the responsibility of the Tenant. Where the Rateable Value is below £5,000, the Tenant may be eligible for Small Business Rates Relief.

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GALLERY

