

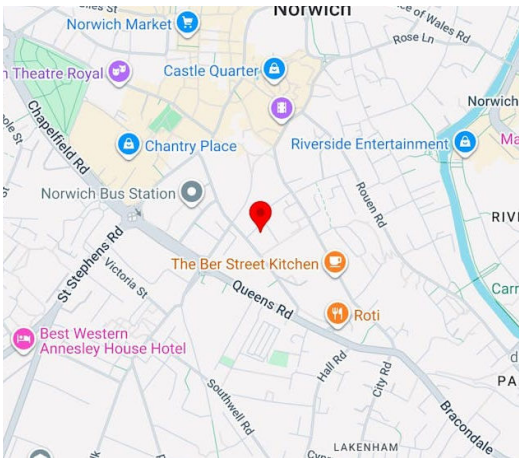


ROCHE

25-27 Surrey Street, Norwich, NR1 3NX

Office To Let | £15 - £20 per sq ft inclusive of service charge | 199 to 2,891 sq ft

Cost-effective city centre offices capable of splitting - flexible terms available



Location

The property is situated in the heart of Norwich city centre, adjacent **Norwich Bus Station** and opposite **Aviva**. The city centre's numerous shopping & leisure amenities are all within easy walking distance, including the **Chantry Place Shopping Centre**. Norwich train station is approximately 1.5 miles away by car or 1 mile on foot.

Description

The property comprises a five-storey purpose-built office building providing open plan office suites with separate meeting rooms. Communal kitchens and WCs are available on each floor. A small meeting room on the second floor corridor is available to let separately or as additional space.

Key Points

- 24/7 access
- Comfort cooling and heating
- Carpeted floors
- Perimeter trunking
- Suspended ceilings with office grade lighting
- Disabled access including WC and lift to third floor

Accommodation

Floor/Unit	Description	sq ft	sq m	Rent
2nd	Side Office	199	18.49	£3,980 /annum
2nd	Part Main (Front)*	600	55.74	£9,000 /annum
Suite	Part Main (Rear)*	600	55.74	£9,000 /annum
2nd	Main Suite	1,340	124.49	£20,100 /annum
3rd	South Office	1,352	125.60	£20,280 /annum

Splitting

*Consideration will be given to splitting the second floor into two c. 600 sq ft suites, with the exact size subject to survey. The rent is to be based on a rate of £15.00 per sq ft p.a.

Tenure & Terms

The suites are available on new effectively full repairing and insuring (partly via service charge) leases on flexible terms to be agreed. Rent incentives are available.

Summary

- Rent: £15 - £20 per sq ft inclusive of service charge
- Business rates: On application
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (74)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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