



**GROUND, FIRST & SECOND FLOORS, 4 WOOLGATE COURT, ST BENEDICTS STREET, NORWICH NR2 4AP**

**TO LET | MODERN OFFICES IN AN ATTRACTIVE COURTYARD DEVELOPMENT**

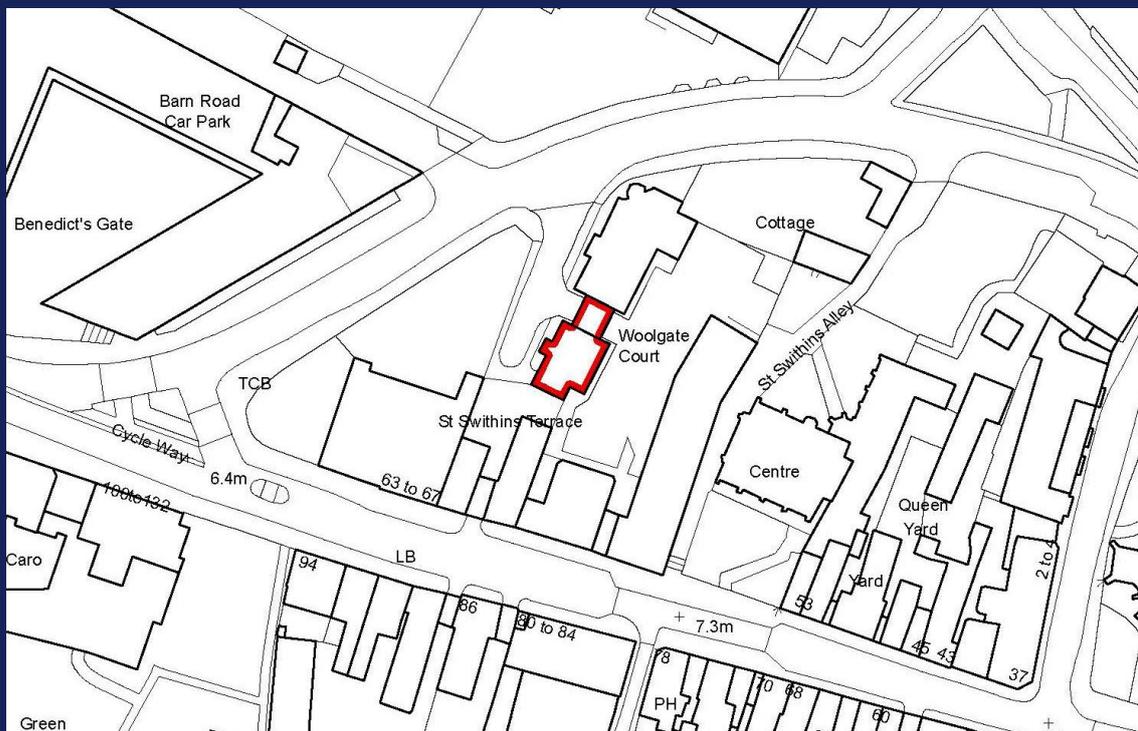
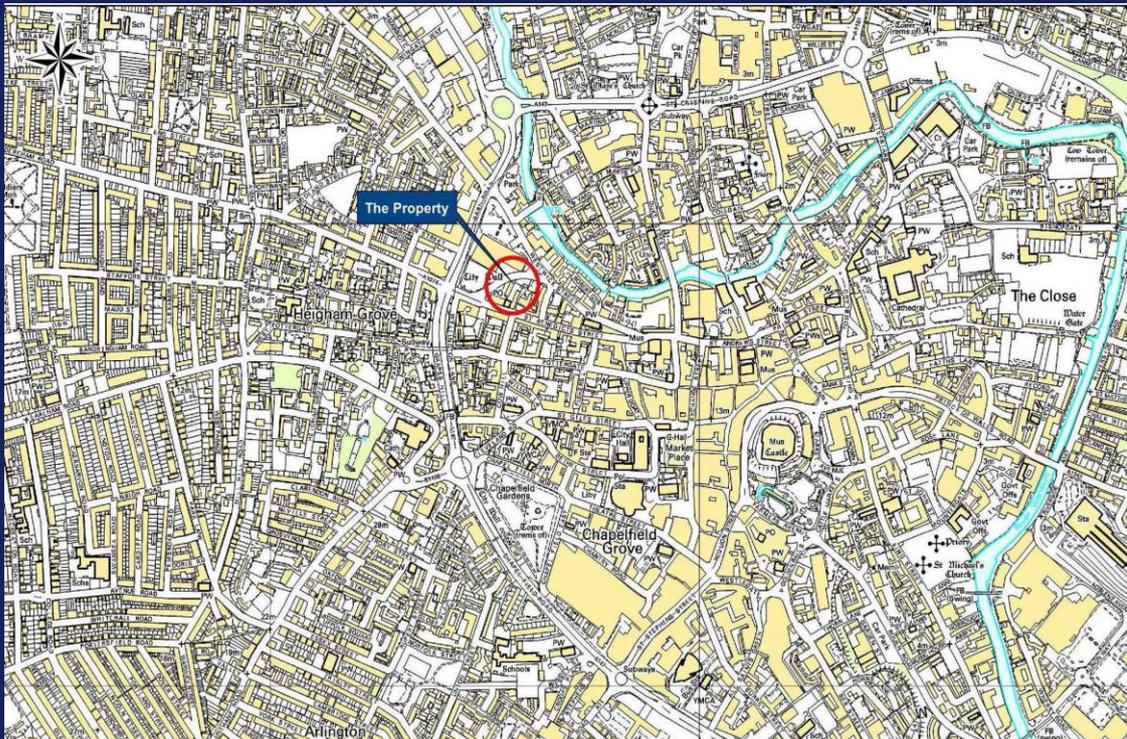
**914 SQ FT (85 SQ M) OR 1,458 SQ FT (135 SQ M)**

- Mostly open plan space, with some separate offices
- 2 on-site car parking spaces
- Short drive to inner ring road
- Within close proximity to the bars & restaurants on St Benedicts Street

## LOCATION

Woolgate Court is situated just off of St Benedicts Street, a short distance to the west of the city centre and within easy access of the inner ring road. There are various independent bars and restaurants close by on St Benedicts Street, with the city centre's numerous retail and leisure amenities within a 5-minute walk.

Norwich mainline railway station is 1 mile to the east, where there are two train services per hour to London Liverpool Street. Norwich International Airport is approximately 4 miles to the north, where three daily flights to Amsterdam Schiphol Airport are provided.



## SUMMARY

### Description

Woolgate Court is an attractive courtyard development of three-storey, brick-built offices.

Each floor is predominantly open plan, with some separate offices and meeting rooms which have been created with demountable partitioning.

The specification includes central heating, suspended ceilings with recessed lighting, carpets, dado trunking and double glazing.

There is a shared entrance on the ground floor, with stairs to the upper floors and WCs on each level.

### Accommodation

The following net lettable areas are provided:

	Sq Ft	Sq M
Ground floor	584	54.25
First floor	879	81.66
Second floor	914	84.91
	<u>2,377</u>	<u>220.82</u>

The ground and first floors are only available together providing 1,458 sq ft (135 sq m), with 1 car parking space.

The second floor is available separately, along with 1 car parking space.

### Terms

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

Rent on application.

### Business Rates

According to the VOA website, the Rateable Values are:

Ground & first floor	£16,450
Second floor	£7,600

Please contact the sole agent for the current rate in the pound.

### Service Charge

A service charge will be levied for the communal services provided by the landlord.

Further details are available upon request.

### Energy Performance Certificate

The property has an energy rating of 67, which falls within band C.

### Further information

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

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# GALLERY

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# FLOOR PLANS

