



ST VEDAST HOUSE, 5-7 ST VEDAST STREET, NORWICH, NR1 1BT

**TO LET | OPEN PLAN AIR-CONDITIONED OFFICES
FLOORS OF 1,595 SQ FT (148 SQ M)**

- Open plan floor plates
- Railway Station in close walking distance
- Rose Lane multi-storey parking close by
- Flexible lease terms available

LOCATION

St Vedast House is prominently situated on the corner of St Vedast Street and Rose Lane. Norwich railway station is within a short walk, where two services per hour are provided to London Liverpool Street.

The City centre's numerous shopping, cultural and leisure amenities are situated a short distance to the west of the property. Prince of Wales Road itself offers a variety of hotels, bars and restaurants.



SUMMARY

Description

St Vedast House is a prominent six storey office building providing modern office accommodation in a convenient City centre location.

Each floor has been refurbished to provide open plan space and a kitchen with integrated fridge/freezer, dishwasher and microwave.

The specification includes air conditioning, suspended ceilings with recessed lighting, perimeter trunking, central heating and carpeting throughout.

Accommodation

The property provides the following net internal floor area:

First Floor	1,595 sq ft (148 sq m)
Second Floor	1,595 sq ft (148 sq m)
Total	3,190 sq ft (296 sq m)

Additional information

Terms

Floors are available by way of a new effectively FRI lease for a term to be agreed. A flexible lease can be agreed.

Rent & Service Charge

Rent and service charge on application.

Business Rates

According to the VOA website both floors have a Rateable Values of £15,500.

EPC

The property has an energy performance asset rating of C60.

Further Information

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

Chris Squirrell

07887 830 124

chris.squirrell@bidwells.co.uk

Will Jones

07899 061 892

william.jones@bidwells.co.uk

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GALLERY

