



EIGHTH FLOOR, NORFOLK TOWER, 48-52 SURREY STREET, NORWICH NR1 3PA

**TO LET | HIGH QUALITY OPEN PLAN OFFICES
3,655 SQ FT (340 SQ M)**

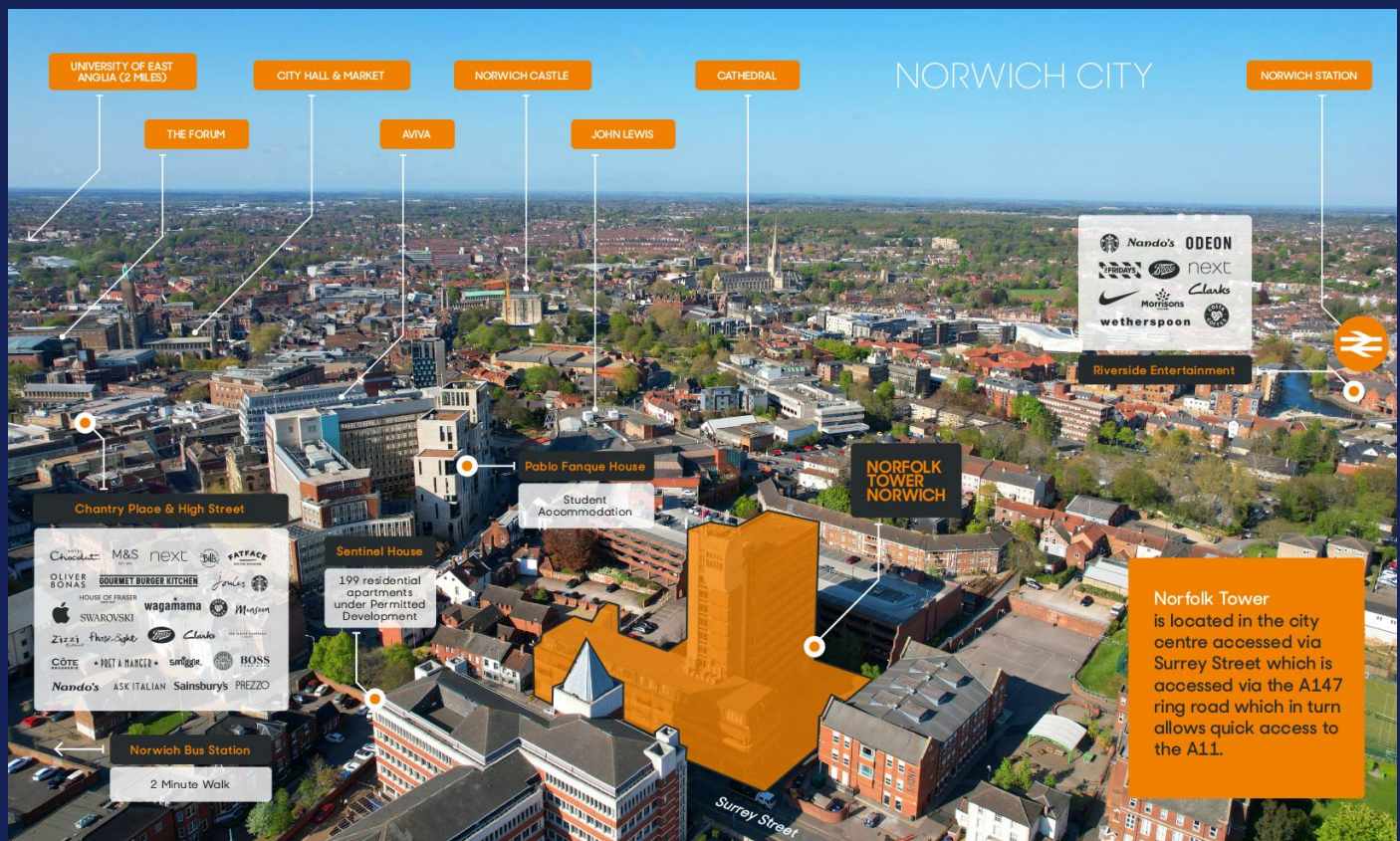
- Central Norwich location
- Close to the bus station with easy access to the inner ring road (A147)
- Mostly open plan space with two meeting rooms
- 2 car parking spaces

LOCATION

Norfolk Tower is a landmark building situated in the centre of Norwich, a short walk from the bus station.

The inner ring road, which links to the A11 and A140 at the St Stephens Street roundabout is also close by. Norwich mainline railway station is approximately 1½ miles away.

The city centre's numerous shopping and leisure amenities are all within easy reach, including a John Lewis department store, the Chantry Place shopping centre, Queens Road Travelodge and the St Stephens NCP car park.



SUMMARY

Description

Norfolk Tower is a 10-storey building providing spectacular views across the city from the upper floors.

It benefits from an impressive, staffed reception off Surrey Street.

The available suite provides mostly open plan accommodation with two meeting rooms, which can easily be removed if required.

The specification includes:

- VRV comfort cooling
- Suspended ceilings with LED lighting
- Carpets
- Perimeter trunking

There is also a kitchen, three passenger lifts serving all floors, male & female WCs on each floor and a boardroom for hire on the tenth floor.

Accommodation

The following net lettable floor area is provided:

Offices - **3,655 sq ft (340 sq m)**

2 car parking spaces are also included.

Further spaces are available at nearby car parks by separate arrangements.

Additional information

Terms

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

The quoting rent is **£63,963 per annum**.

EPC

A copy of the EPC is available upon request.

Business Rates

The whole of the eighth floor is currently assessed as having a Rateable Value of £47,250.

For further information regarding the current rate in the pound, please contact the agents.

Service Charge

There is a service charge levied on a pro-rata basis for the communal services and maintenance provided by the Landlord.

Further Information

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

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GALLERY

