



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 to let



Location

The property is situated in the heart of Norwich city centre, adjacent to the 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 a combination of open plan offices and separate meeting rooms. There are kitchen areas on each floor, as well as WCs and a passenger lift providing access up to the third floor. Each floor has an open plan office and meeting rooms, with the second floor having a further meeting room off the landing (available to let separately or as additional space). Both floors have their own communal kitchens and WCs, and there is an accessible WC on the ground floor.

Key Points

- 24/7 access
- Comfort cooling and heating
- Carpeted floors
- Perimeter trunking
- Suspended ceilings with office grade lighting
- Disabled access

Accommodation

Floor/Unit	Description	sq ft	sq m	Rent
2nd	Main Suite	1,340	124.49	£20,100 /annum
2nd	Side Office	199	18.49	£3,980 /annum
3rd	South Office	1,352	125.60	£20,280 /annum
Total		2,891	268.58	

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

Contact & Viewings

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