

NORVIC HOUSE

29/33 CHAPELFIELD ROAD

NORWICH, NR2 1RP

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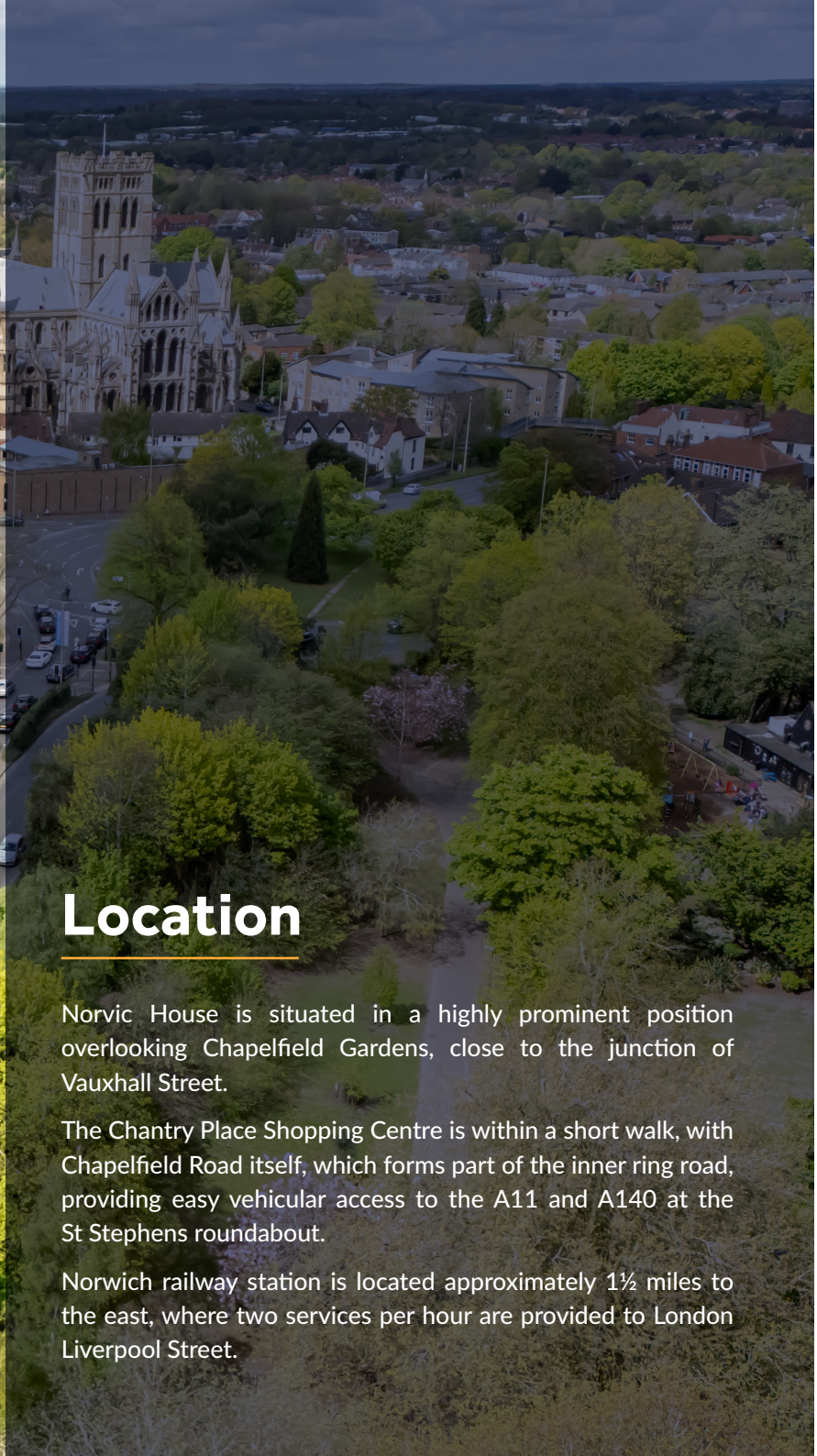


TO LET

Newly refurbished offices

2,809 TO 17,317 SQ FT
(261 & 1,609 SQ M)

- AVAILABLE ON A FLOOR BY FLOOR BASIS
- OPEN PLAN OFFICES
- ON SITE PARKING
- EASY ACCESS TO CHANTRY PLACE AND NORWICH MARKET



Location

Norvic House is situated in a highly prominent position overlooking Chapelfield Gardens, close to the junction of Vauxhall Street.

The Chantry Place Shopping Centre is within a short walk, with Chapelfield Road itself, which forms part of the inner ring road, providing easy vehicular access to the A11 and A140 at the St Stephens roundabout.

Norwich railway station is located approximately 1½ miles to the east, where two services per hour are provided to London Liverpool Street.



Description

Norvic House is a distinctive office on the ring road providing open plan office space.

Naked Wines and Outlook Publishing are on the ground and first floors and help to create a vibrant atmosphere within the building.

The specification includes:

- Suspended ceilings with LED lighting
- Carpeted floors
- Perimeter trunking
- Metal framed double glazed windows
- Air conditioning on all floors
- Passenger lift
- Male and female WCs

Amenities

In close proximity there is the Georgian Townhouse on Unthank Road that offers lunch and dining options. Opposite is the Chapelfield Gardens, which is a city centre park, with a bandstand, ice cream stand and the well renowned Café 33. Beyond this, the City and Norwich Market, provide a wonderful range of lunch and shopping opportunities.

Car Parking

Parking is provided (1 space per 1,215 sq ft) are provided, which will be allocated on a pro-rata basis.

The majority of these spaces are located in the secure car park at the rear of the building accessed via Vauxhall Street.

There is covered cycle parking in addition.

Accommodation

The following net internal areas are provided:

| | |
|--------------|----------------------------------|
| Ground Floor | Naked Wines |
| First Floor | Outlook Publishing |
| Second Floor | 3,627 sq ft (337 sq m) |
| Third Floor | 3,627 sq ft (337 sq m) |
| Forth Floor | 3,627 sq ft (337 sq m) |
| Fifth Floor | 3,627 sq ft (337 sq m) |
| Sixth Floor | 2,809 sq ft (261 sq m) |
| Total | 17,317 sq ft (1,609 sq m) |





Terms

New effectively Internal Repairing and Insuring leases, which are subject to a service charge, covering the common and exterior parts, are available on a floor by floor basis for a term to be discussed.

Rent

Upon application.

Business Rates

Please contact the sole agents for further information, as some floors will need to be re-assessed.

VAT

The property is elected for VAT and so VAT is applicable on all charges from the landlord.

A DIGITAL WALKTHROUGH AND FLOOR PLANS ARE AVAILABLE VIA THE MATTERPORT LINK



EPC

The property has an energy performance asset rating of 92 which falls within band D.

A copy of the certificate is available upon request.

Further information

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

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