



## Second Floor Offices

1,813 to 3,935 sq. ft. (168 to 365.61 sq. m.)

- Open plan office suite with partitioned offices
- 3 secure on-site car parking spaces
- Convenient central location, close to Norwich Railway Station

**SECOND FLOOR, 11-13 PRINCE OF WALES ROAD,  
NORWICH, NR1 1BD**

**TO LET**

### Location

11-13 Prince of Wales is prominently located in the City centre. Locally there are a number of estate agents, banks and other professional services in addition to the popular bar area of Tombland. Norwich Railway Station is within a short walk.

### Description

The building was reconstructed behind original facades as part of a redevelopment by the NFU Mutual in the mid-1990s. The available offices are on the second floor.

The layout currently provides individual meeting rooms and offices at the front of the building and a L-shape open plan office area with two offices and a kitchenette.

The specification of the main office area includes: -

- Carpets throughout
- Suspended ceilings
- Perimeter trunking and columns
- Comfort cooling unit
- Sensor control lighting

Male and female WCs are provided on each floor with an accessible WC provided on the ground floor. There is an 8-person passenger lift to all floors within the shared entrance lobby.

### Accommodation

The following Net Internal Area can be split as follows:

	Sq Ft	Sq M
Office A	2,123	197.22
Office B	1,813	168.39
	3,935	365.61

3 car parking spaces within the secure basement car park.

### Terms

A new effectively FRI lease is available on terms to be agreed. Rent & Service Charge upon application.

### Business rates

On the 2023 rating list the property is described as 'offices and premises' with a rateable value of £45,000.

### Energy Performance Rating

The office suite has an EPC rating of E102.

### VAT

The property is elected for VAT and so VAT will be payable on all charges from the Landlord.

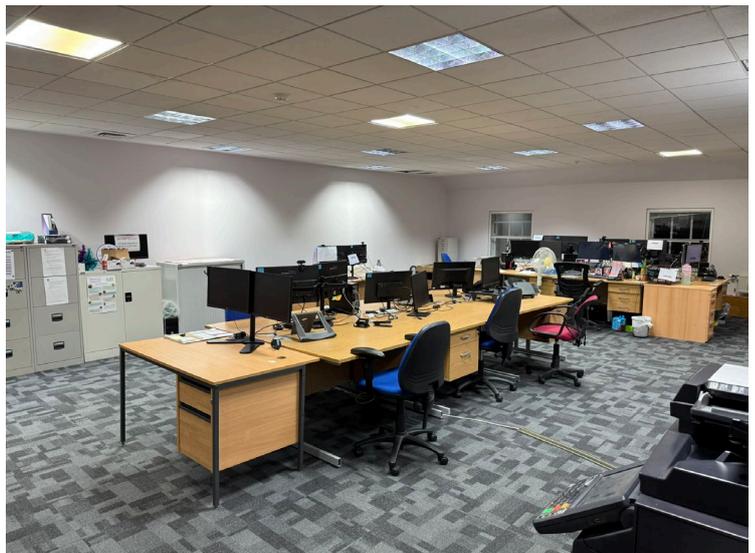
### Viewing

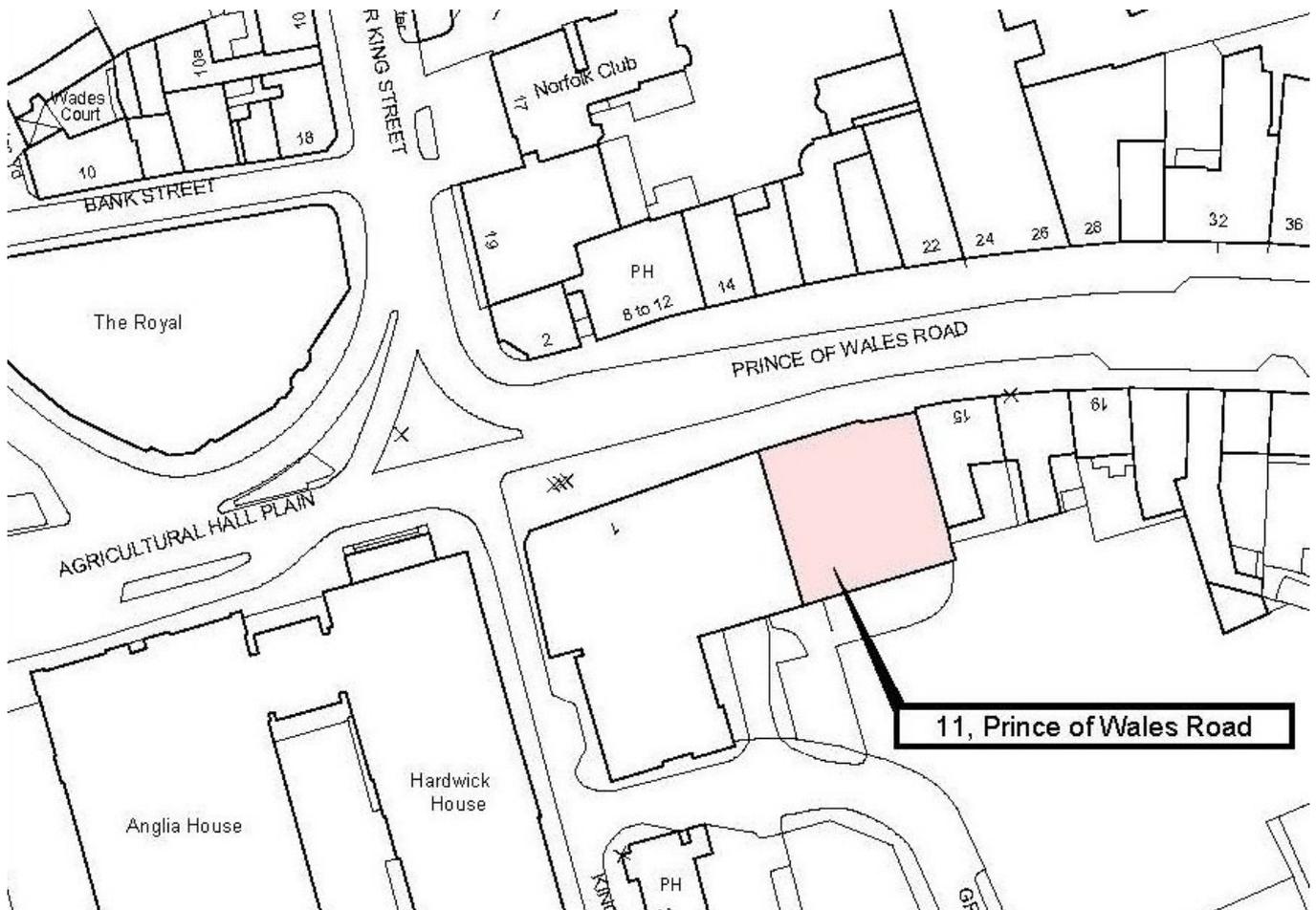
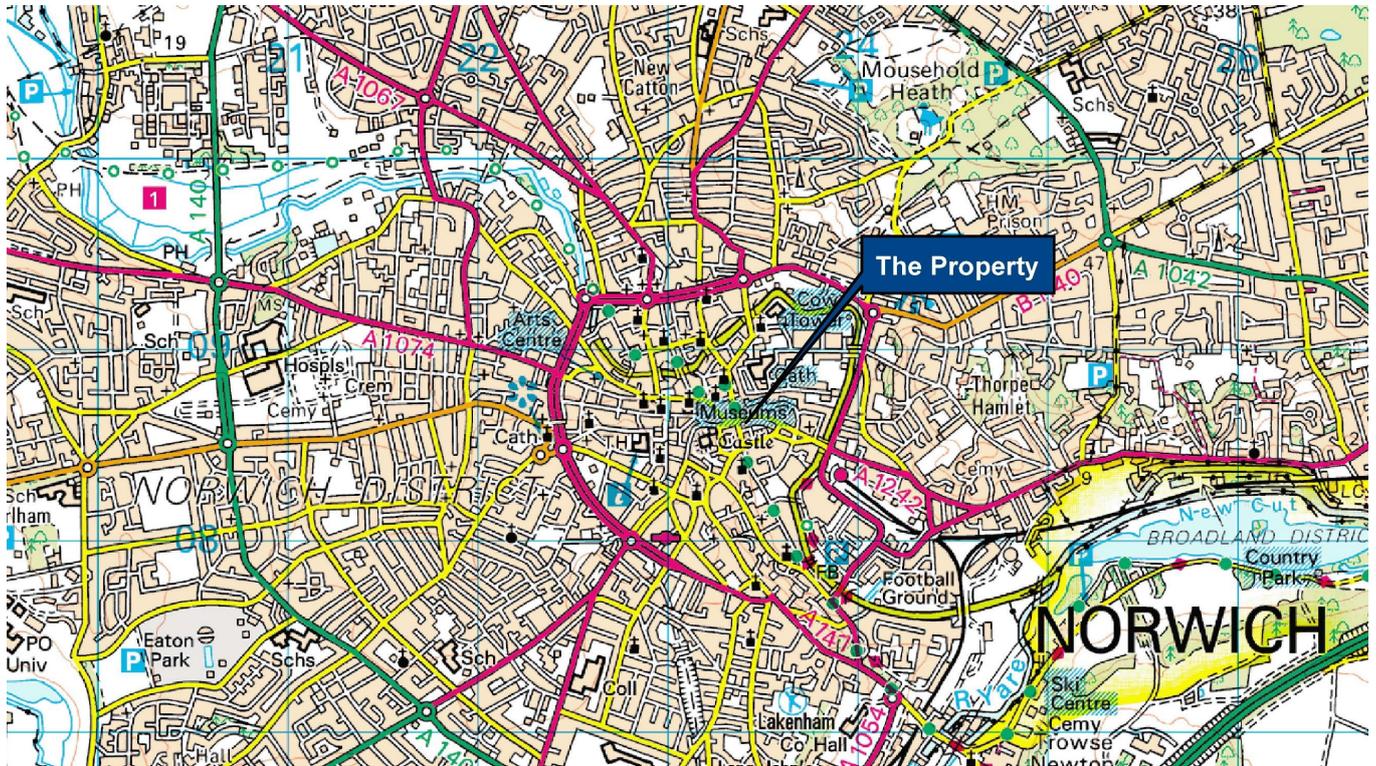
By appointment with the letting agents.

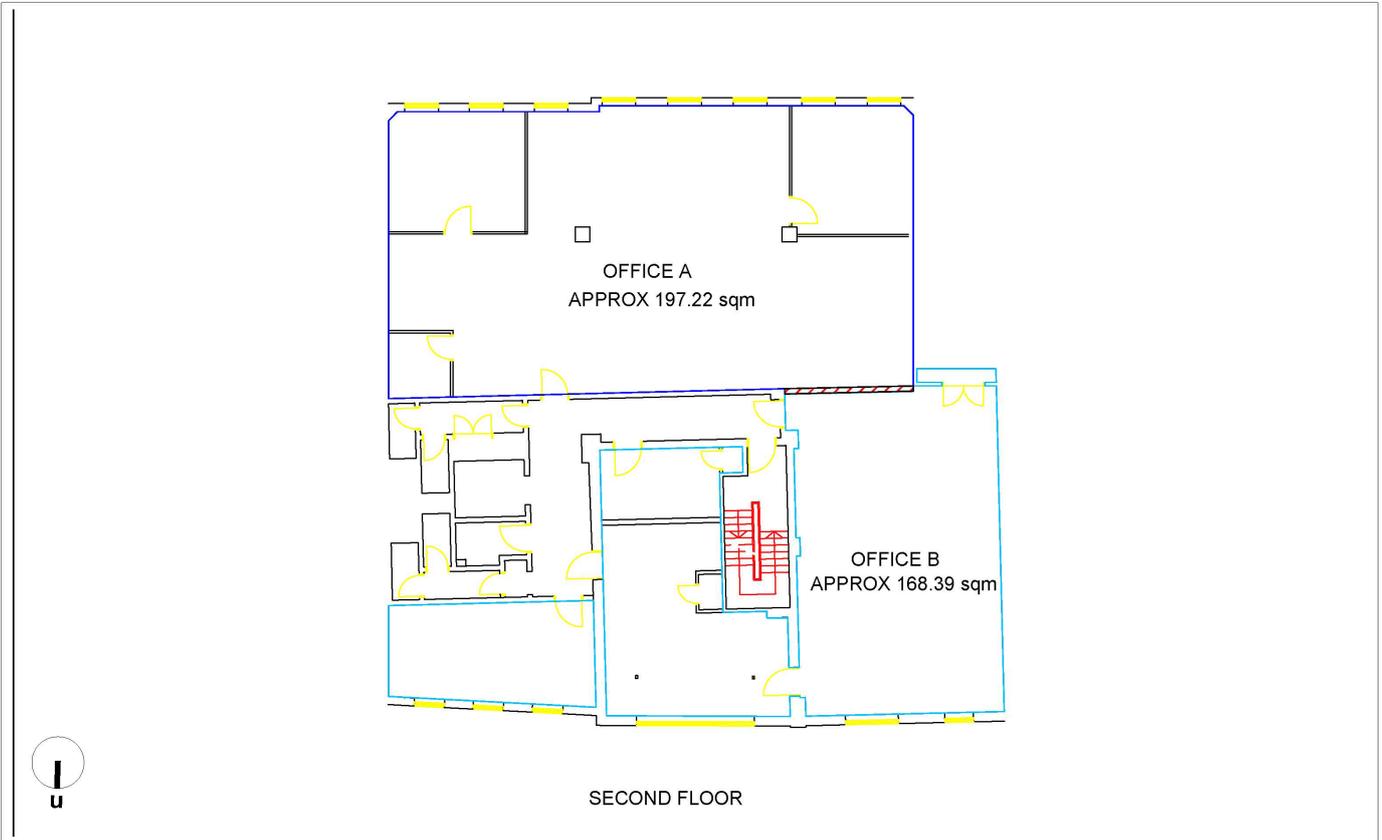
### Enquiries

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Joint agents Arnolds Keys 01603 216 825







<p><b>NOTES</b>          Do not scale from this drawing, use figured dimensions only.          All dimensions to be checked on site.          All drawings to be read in conjunction with other contract documentation.          Any discrepancies to be reported to the Contract Administrator before any work commences.          © Copyright Bidwells LLP</p>		<p>client: DOGES PROPERTIES LIMITED          project: 11 PRINCE OF WALES ROAD - SECOND FLOOR SPLIT          drawing: <b>PROPOSED OFFICE SPLIT - REV A</b></p>		<p><b>BIDWELLS</b>          Trumpington Road          Cambridge CB2 9LD          t: 01223 941941          e: 01223 941949          bidwells.co.uk</p>																				
<table border="1"> <thead> <tr> <th>rev.</th> <th>date</th> <th>description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	rev.	date	description				<table border="1"> <thead> <tr> <th>drawn</th> <th>checked</th> <th>date</th> <th>scale</th> </tr> </thead> <tbody> <tr> <td>TM</td> <td>JM</td> <td>05/09/2022</td> <td>NOT TO SCALE</td> </tr> </tbody> </table>	drawn	checked	date	scale	TM	JM	05/09/2022	NOT TO SCALE	<table border="1"> <thead> <tr> <th>project no.</th> <th>stage</th> <th>status</th> </tr> </thead> <tbody> <tr> <td>P02</td> <td></td> <td>DRAFT</td> </tr> </tbody> </table>	project no.	stage	status	P02		DRAFT	<p>drawn by: AJ          title: <b>NOT TO SCALE</b></p>	
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**Nov 2025**