



GROUND, FIRST & SECOND FLOORS, 4 WOOLGATE COURT, ST BENEDICTS STREET, NORWICH NR2 4AP

TO LET | MODERN OFFICES IN AN ATTRACTIVE COURTYARD DEVELOPMENT

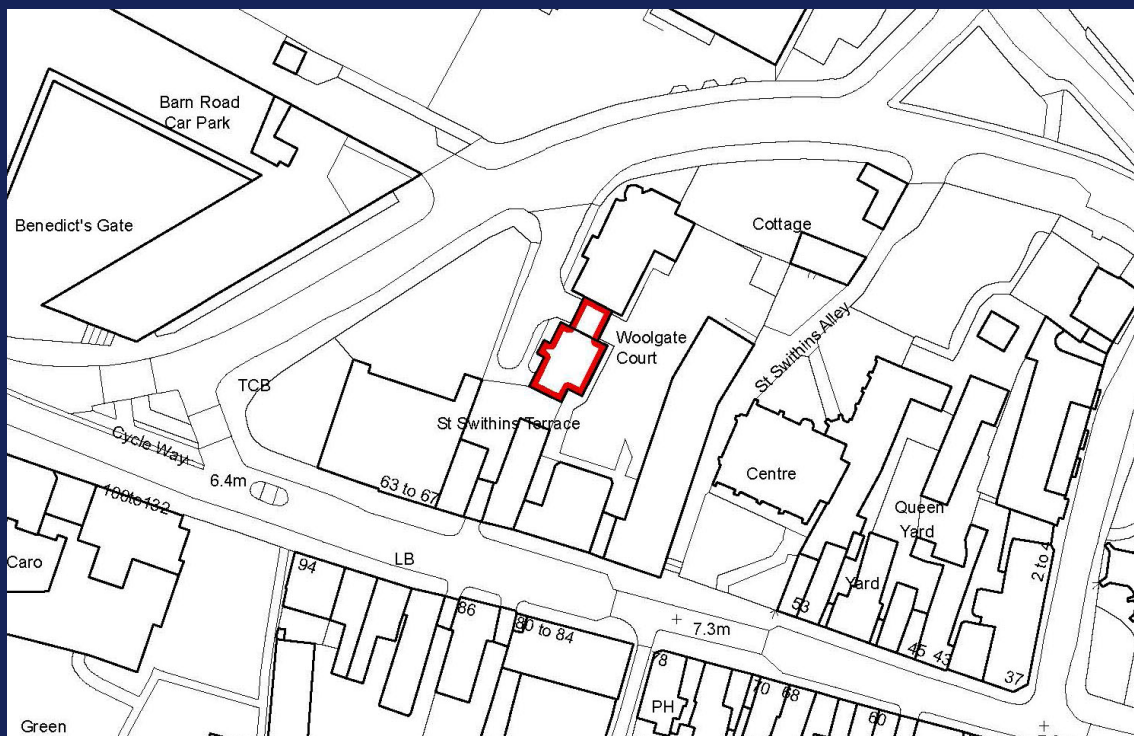
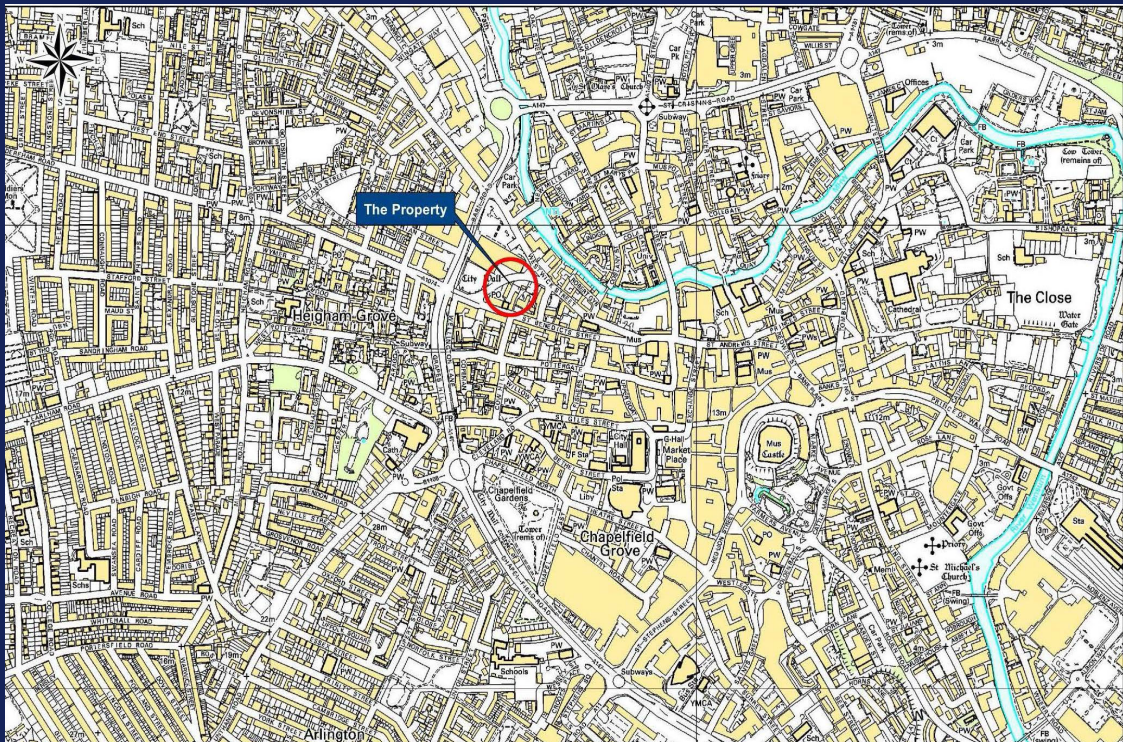
914 SQ FT (85 SQ M) OR 1,458 SQ FT (135 SQ M)

- Mostly open plan space, with some separate offices
- 5 on-site car parking spaces
- Short drive to inner ring road
- Within close proximity to the bars & restaurants on St Benedicts Street

LOCATION

Woolgate Court is situated just off of St Benedicts Street, a short distance to the west of the city centre and within easy access of the inner ring road. There are various independent bars and restaurants close by on St Benedicts Street, with the city centre's numerous retail and leisure amenities within a 5 minute walk.

Norwich mainline railway station is 1 mile to the east, where there are two train services per hour to London Liverpool Street. Norwich International Airport is approximately 4 miles to the north, where three daily flights to Amsterdam Schiphol Airport are provided.



SUMMARY

Description

Woolgate Court is an attractive courtyard development of three-storey, brick-built offices.

Each floor is predominantly open plan, with some separate offices and meeting rooms which have been created with demountable partitioning.

The specification includes central heating, suspended ceilings with recessed lighting, carpets, dado trunking and double glazing.

There is a shared entrance on the ground floor, with stairs to the upper floors and WCs on each level.

Accommodation

The following net lettable areas are provided:

Ground floor	584 sq ft	(54 sq m)
First floor	879 sq ft	(81 sq m)
Second floor	914 sq ft	(85 sq m)

The ground and first floors are only available together providing 1,458 sq ft (135 sq m), with 3 car parking spaces included.

The second floor is available separately, along with 2 car parking spaces.

Terms

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

The quoting rent is £14.50 per sq ft.

Business Rates

According to the VOA website, the Rateable Values are:

Ground & first floor - £18,750
Second floor - to be assessed

Please contact the sole agent for the current rate in the pound.

Service Charge

A service charge will be levied for the communal services provided by the landlord.

Further details are available upon request.

Energy Performance Certificate

The property has an energy rating of 67, which falls within band C.

Further information

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

Will Jones

07899 061 892
william.jones@bidwells.co.uk

Chris Squirrell

07887 830 124
chris.squirrell@bidwells.co.uk

November 2025

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

GALLERY



FLOOR PLANS

