



16 Upper King Street, Norwich, NR3 1HA
To Let | Office | 5,510 sq ft (511.90 sq m)

Summary

Description

The accommodation forms part of the highly prominent & distinctive red brick building known as The Royal.

The ground floor provides an open plan office with reception, and meeting/boardroom by the entrance. There is a further meeting room, a kitchen and accessible WC with a shower. The space benefits from a generous floor-to-ceiling height, good natural light and many period features. The specification includes carpets, comfort cooling and suspended ceilings.

Stairs lead to the first floor, which has impressively high ceiling with large windows overlooking Upper King Street and Agricultural Plain. The floor is completely open plan with a tea point and a small meeting room, there are further male & female WCs also.

There is a rear access from Bank Street, which provide access to off street bicycle racks which are solely for these offices.

Specification Includes

- Highly prominent position in a landmark building
- 3,108 sq ft (289 sq m) of ground floor space
- Meeting rooms & ancillary storage areas on the lower ground floor
- Flexible space with high ceilings & many period features

Additional Information

Business rates

Rateable Value: £61,000

Rates Payable: £29,280 per annum

Services

Provided upon application

Postcode

NR3 1HA

Terms

Available upon request

Legal Costs

Each party to bear their own costs

Value added tax

Applicable

EPC

B (36)



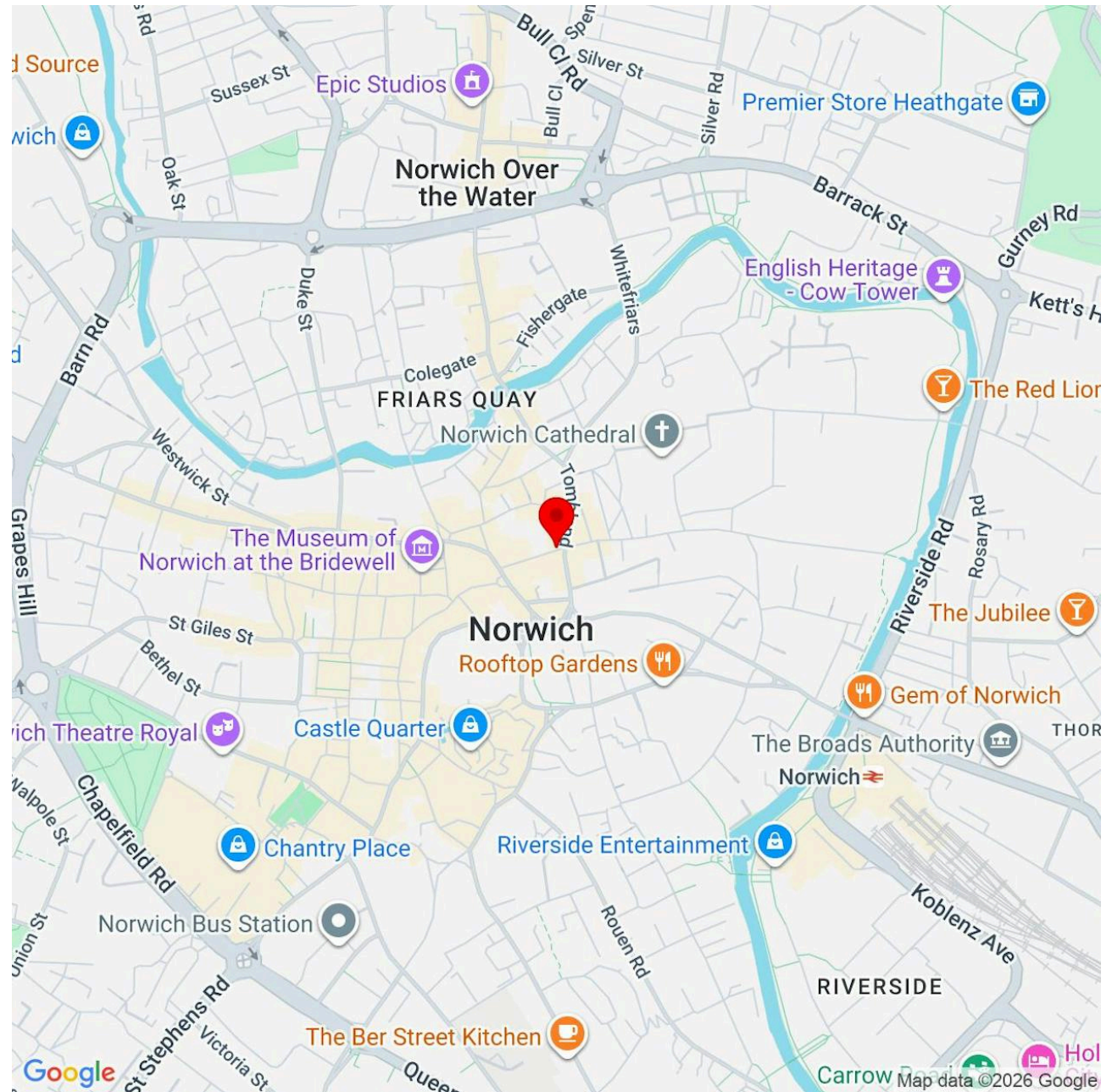
Location

16 Upper King Street is ideally situated right in the heart of Norwich at the junction of Upper King Street & Bank Street and opposite ITV.

This area of Norwich is characterised by estate agents and other professional occupiers.

The popular bar & restaurant area of Tombland is within a short walk. The prime shopping areas of Gentleman's Walk and the Chapelfield Shopping Centre are easily accessible, as is Norwich railway station at the eastern end of Prince of Wales Road.

There are train services throughout the day to London Liverpool Street. Norwich International Airport to the north of the City has numerous daily flights to Amsterdam Schiphol Airport, along with other European and national destinations.



Accommodation

The accommodation comprises the following areas:

Description	Sq ft	Sq m	Availability
Ground	3,108	288.74	Available
1st	2,402	223.15	Available
Total	5,510	511.89	



Gallery



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