



Carmelite House

WHITEFRIARS • NORWICH • NR3 1SH

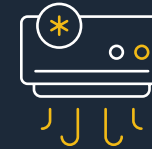
HIGH SPECIFICATION OFFICES TO LET

3,856 - 22,399 SQ FT

2. CARMELITE HOUSE • NORWICH

Modern Offices

HIGH QUALITY WORKSPACE
IN THE HEART OF NORWICH



OPEN PLAN
COMFORT COOLED SPACE



UP TO
23 CAR PARKING SPACES



PART OF THE
ESTABLISHED **ST JAMES**
PLACE DEVELOPMENT



CENTRAL NORWICH
LOCATION WITH EASY ACCESS
TO THE **INNER RING ROAD**



3. CARMELITE HOUSE • NORWICH

DESCRIPTION

Carmelite House is a modern three / four-storey office building situated just off Whitefriars, adjacent to Mills & Reeve and St James Mill.

The accommodation is arranged across two wings, Building 2A (south) and Building 2B (north), positioned either side of a central entrance and core.

A passenger lift and stairs serve all floors, with male, female and disabled WCs provided throughout.

BUILDING 2A

Building 2A has been comprehensively refurbished to provide modern, high-quality office accommodation including:

- **Comfort cooling**
- **New carpets**
- **New LED lighting within suspended ceilings**
- **New kitchen areas to each floor**
- **Carpeted raised floors with floor boxes**
- **Full redecoration**

The building also benefits from upgraded common parts and reception, providing occupiers with a high-quality arrival and working environment.

A RARE OPPORTUNITY

Carmelite House provides one of the very few opportunities to secure Grade A office accommodation in central Norwich.



4. CARMELITE HOUSE - NORWICH

CARMELITE HOUSE is a modern three / four storey office building **arranged across two wings**, 2A and 2B, either side of a central entrance and core.

A passenger lift and stairs serve all floors, with male, female and disabled WCs.

BUILDING 2A has been comprehensively refurbished to create modern office accommodation.

The refurbishment includes **comfort cooling, new carpets, LED lighting, new kitchen areas, carpeted raised floors with floor boxes and full redecoration.**

The common parts and reception have also been upgraded.

Ground floor	4,881 sq ft	(453 sq m)
First floor	4,881 sq ft	(453 sq m)
Second floor	4,881 sq ft	(453 sq m)
TOTAL	14,643 SQ FT	(1,359 SQ M)

5 car spaces per floor will be included.

BUILDING 2B provides additional office accommodation within the same development. The ground floor has recently been refurbished and will receive new carpets and redecoration.

Ground floor	3,856 sq ft	(358 sq m)
Third floor	3,900 sq ft	(362 sq m)
TOTAL	7,756 SQ FT	(721 SQ M)

4 car spaces per floor will be included.

Grade A Office Space



Indicative Floor Plan
GROUND FLOOR



A147 / Inner Ring Road

Countrywide Legal Indemnities

HCR Law

CARMELITE HOUSE

Jarrold Training

Mills & Reeve Solicitors

Whitefriars

River Wensum



LOCATION

Carmelite House is located within the sought-after **St James Place development** in central Norwich, providing an excellent city-centre setting for occupiers.

Easy access is provided to the inner ring road, which connects directly with Norwich railway station and provides links towards the **A11** and **A140**.

The **Tombland** area of the city is within a short walk, offering a variety of bars, restaurants and other city-centre amenities.

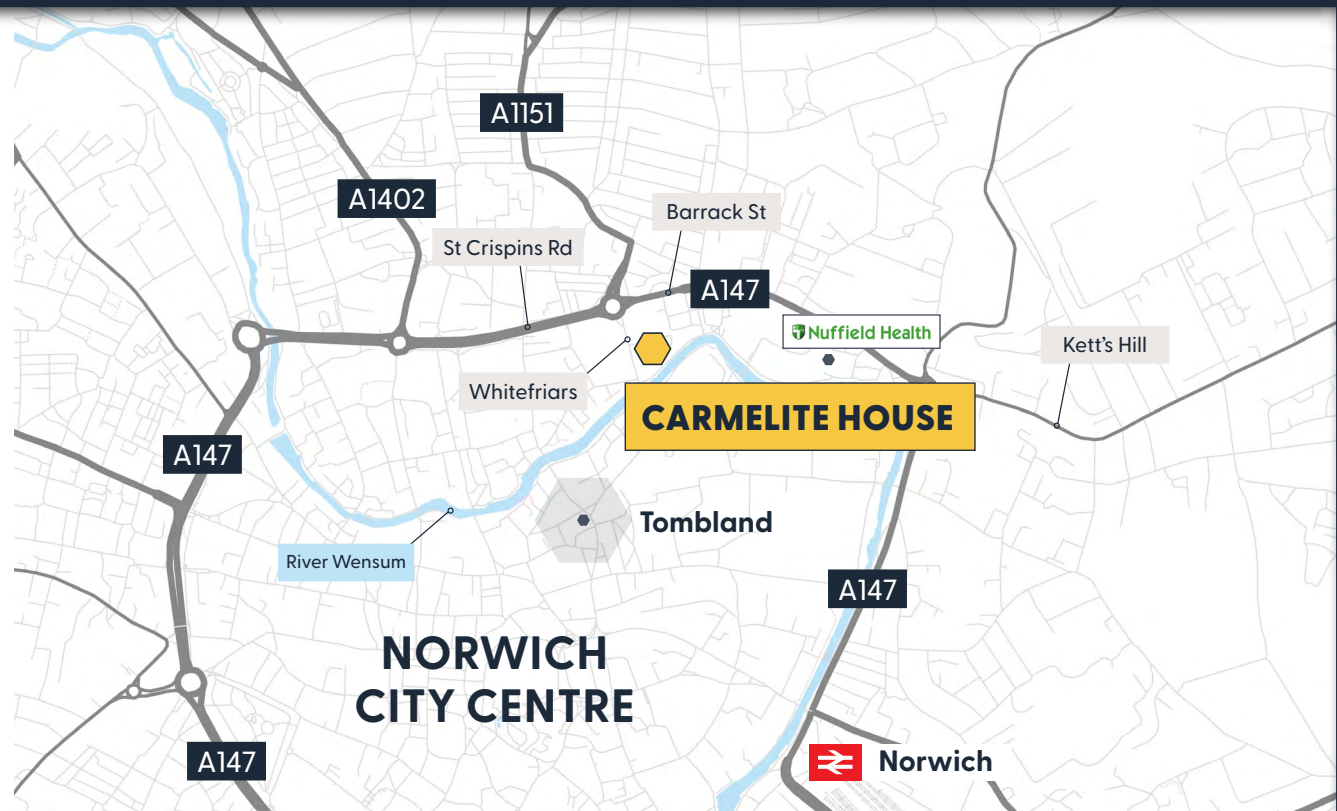
A **Nuffield Health gym** is located just to the east of the development, while nearby occupiers include Mills & Reeve, Countrywide Legal Indemnities, Jarrold Training, HCR, Ensors and Birketts.



OPEN IN GOOGLE MAPS



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TRAVEL



ROAD

Carmelite House benefits from **easy access to Norwich's inner ring road**, providing convenient connections around the city and onward to the **A11** and **A140**. The A11 provides a strategic route towards **Cambridge and the M11**, while the A140 connects Norwich with the **wider Norfolk and Suffolk region**.



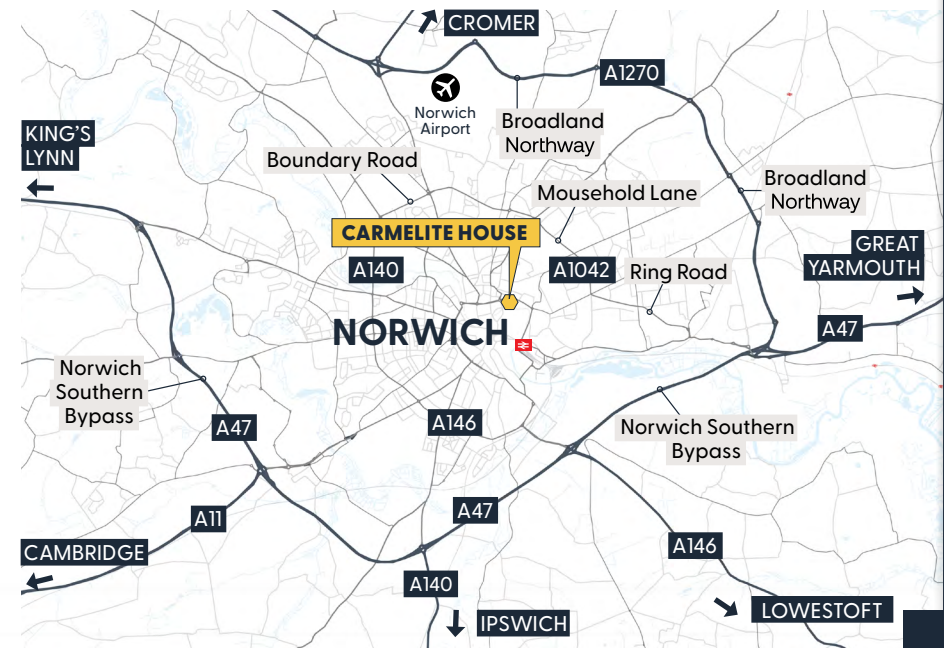
RAIL

Norwich railway station is **easily accessible from Carmelite House**, providing regular rail services to **London and other major centres**. The station is connected to the city via the **inner ring road**, providing convenient access for both **commuters and visitors**.



AIR

Norwich Airport is located **approximately 4 miles from Norwich city centre**, providing convenient access to **domestic and European destinations**.



Contemporary Working

TERMS

A new **10 year full repairing and insuring lease** is available on all or part of the property.

RENT

Upon application.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

RATEABLE VALUE

According to the business rates section of the gov.uk website.

Building 2A

Each floor – £73,500 RV

Building 2B

Ground floor – £57,000 RV

Third floor – £58,500 RV

A RANGE OF FLOORPLATES FROM 3,856 TO 22,399 SQ FT



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ENQUIRIES AND VIEWINGS

Strictly by prior appointment with the sole agents:

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