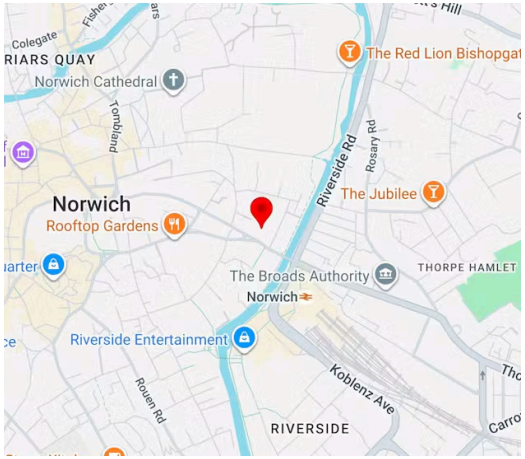


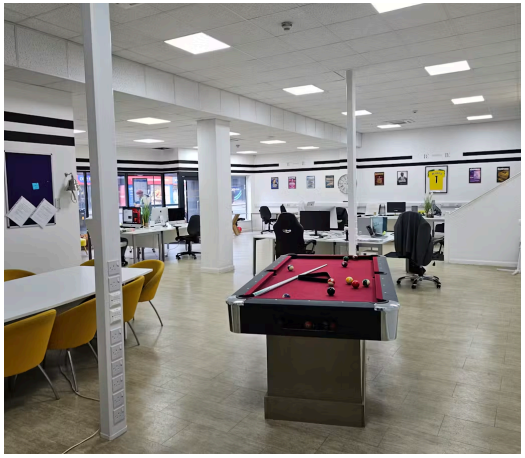
ROCHE

112-114 Prince of Wales Road, Norwich, NR1 1NS

Office, Retail To Let | £20,000 per annum | 1,823 sq ft

Prominent Self-Contained Unit - Available To Let March 2027







Location

The property occupies a prominent position on Prince of Wales Road, which forms the main thoroughfare from Norwich city centre to the railway station and the Riverside retail and leisure complex. There are a number of commercial occupiers and amenities within the immediate vicinity, including **Tesco Express, Gem of Norwich, Premier Inn** and **The Compleat Angler** public house. The main shopping areas of **Chantry Place** and **Castle Quarter** are also within easy walking distance.

Description

The property comprises a prominent self-contained ground floor unit conveniently situated a 3-minute walk from Norwich railway station. It is currently configured as an office and provides a combination of open-plan and cellular accommodation.

Key Points

- Prominent self-contained unit
- Modern open-plan office with meeting rooms
- Air conditioning
- Male and Female WCs
- Not elected for VAT

Accommodation

Description	sq ft	sq m
Open Plan Office	1,352	125.60
Office/Meeting Room 1	155	14.40
Office/Meeting Room 2	115	10.68
Rear Office/Meeting Room	91	8.45
Kitchen	92	8.55

Alternative Uses

Consideration may be given to alternative Class E uses. We understand the sale of food is prohibited under the terms of the headlease.

Terms

The property is **available to let from March 2027** on a new effectively full repairing and insuring lease for a term to be agreed. Please contact the agents for further information.

Summary

- Rent: £20,000 per annum
- Business rates: The property is currently assessed as several hereditaments and will need to be re-rated for the incoming tenant.
- Service charge: Please contact the agents for further information
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

Further information

- View details on our website

Contact & Viewings

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