

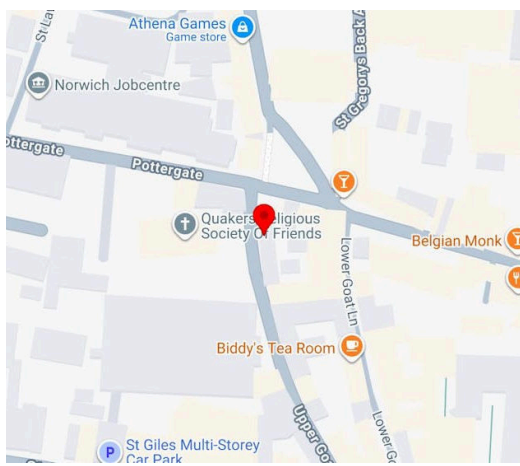


ROCHE

11 Upper Goat Lane, Norwich, NR2 1EW

Office To Let | £9,000 per annum | 585 sq ft

Flexible self-contained premises to let



Location

The property is located on Upper Goat Lane, which forms part of the historic and popular Norwich Lanes shopping area, adjacent to Norwich's prime commercial core. It is a popular location for a variety of office, retail and leisure businesses, with nearby occupiers including the **Quaker Meeting House, DOHPE Vintage Clothing, The Drawing Rooms, Grosvenor Fish Bar, and Flint hair salon.**

Description

The property comprises a recently refurbished mid-terrace, self-contained office building arranged over two storeys.

Key Points

- Ground floor office/reception room
- Two first floor office rooms
- Kitchenette and WC facilities
- LED lighting and electric heating
- Opposite multistorey car park

Accommodation

Name	sq ft	sq m
Ground - Entrance Lobby	48	4.46
Ground - Office/Reception Room	156	14.49
1st - Office 1	140	13.01
1st - Office 2	156	14.49
1st - Kitchenette/Landing	85	7.90
Total	585	54.35

Terms

The property is available to let on a new effectively full repairing and insuring lease for a term to be agreed. A service charge is in place in relation to Landlord's expenditure in respect of maintaining the common parts. In accordance with the latest Anti Money Laundering (AML) legislation, the tenant will be required to provide proof of identity and address to the agents prior to solicitors being instructed.

Summary

- Rent: £9,000 per annum
- Business rates: Currently rated as part of a larger hereditament and requires re-rating. Please contact the letting agents for more information.
- Service charge: There will be a service charge in relation to Landlord's expenditure in respect of maintaining the common parts. Further details are available upon request.
- 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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