

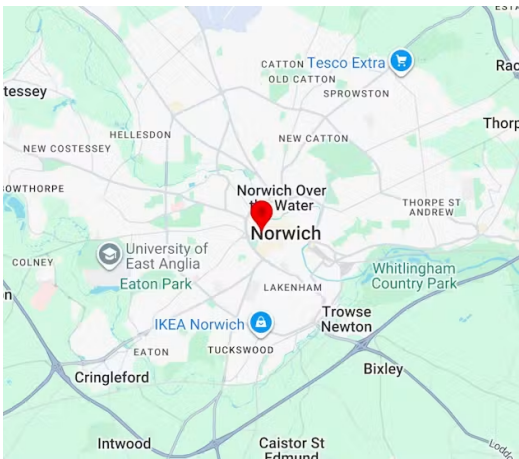


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St Giles House, 27 St. Giles Street, Norwich, NR2 1JN

Office To Let | £32,000 per annum | 2,544 sq ft

First Floor City Centre Office Suite - To Let



Location

St Giles House is conveniently located on St Giles Street, which provides excellent access to the inner ring road and city centre. The property is within easy walking distance of the city's numerous retail and leisure amenities, including **Norwich Market, Prime Steak House, Tesco Express, Costa Coffee** and a variety of independent bars and restaurants. The St Giles car park is situated immediately behind the building, and Norwich Train Station is approximately 20 minutes away on foot.

Description

St Giles House provides modern, predominantly open-plan office space over two floors. The available suite is situated on the first floor of the building and benefits from the following specification and features:

Key Points

- City centre location
- Car parking
- Lift access
- Meeting rooms
- Radiator heating
- Shared kitchen and WC facilities
- Suspended ceilings with recessed lighting
- Perimeter trunking

Accommodation

Description	sq ft	sq m
First Floor Suite	2,544	236.35

Viewings

Strictly by appointment through the joint letting agents.

Car Parking

The suite benefits from two car parking spaces within the adjacent St Giles multistorey car park.

Terms

The suite is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Summary

- Rent: £32,000 per annum
- Business rates: The HMRC website indicates that as from April 2026 the Rateable Value is £24,500. This is not the annual rates payable.
- Service charge: A service charge is in place in respect to repair and maintenance of the common areas. Please contact the agents for more information.
- Legal fees: Each party to bear their own costs
- EPC: D (90)

Further information

- [View details on our website](#)

Contact & Viewings

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