



Arnolds | Keys

# POTTERGATE STUDIO

Unit 2  
83-87 Pottergate  
Norwich  
NR2 1DZ

Studio available to let (Use Class E)

**Off-street secure parking**

Prime position in the heart of Norwich

Excellent local amenities





## Location

Norwich is Norfolk's principal city and the commercial and administrative centre of East Anglia, located 100 miles to the north east of London, 60 miles north east of Cambridge and 43 miles north of Ipswich.

Pottergate Studio is a short walk from Norwich City Centre, and conveniences such as Norwich Market Place, Chancery Place Shopping Centre, The Forum and Chapelfield Gardens. It is also close to both St Giles Multi Storey Car Park and The Forum Norwich Car Park.

Pottergate runs west from Norwich city centre, connecting with the inner ring road. The property is located on the edge of The Lanes in a quiet part of the city centre, and is well served with all types of amenities, including shopping, restaurants and bars.

Nearby occupiers include Rogers & Norton solicitors, Roger Hickman's Restaurant, Prime Restaurant, Bread Source Bakery and Lanpro Planning & Development.





# About Pottergate Studio

- 163m<sup>2</sup> (1,757ft<sup>2</sup>) floor space
- 80m<sup>2</sup> (861ft<sup>2</sup>) studio space
- Off-street secure parking

- WC and shower facilities
- Reception and waiting area
- Telephone entry system
- Secure pedestrian and vehicular access
- Modern alarm system
- Redecorated throughout
- All new LED lighting
- Separate kitchen
- Office space

Pottergate Studio offers a functional and serene space for conducting wellness, fitness and dance classes in the heart of Norwich.

The modern studio features ample natural light and energy efficient LED lighting, 80m<sup>2</sup> of carpeted studio space, and a floor to ceiling mirrored wall. Its versatile layout caters to a range of class sizes and styles, providing adaptability and convenience.

Featuring amenities such as changing rooms, showers, WC facilities, separate office space and a welcoming reception area, Pottergate Studio offers a tranquil and practical environment ideally suited for a variety of activities and classes.



## Contact

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### NICK O'LEARY

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### HARRY DOWNING

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# Rent

Available upon request.

# Business rates

Rateable Value: £17,000  
Rates Payable 2023/2024: £8,483

# Service charge

Tenants will pay a fair and reasonable share of the service charge. Details available upon request.

# VAT

It is understood that VAT is applicable.

# Legal costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

# EPC rating

Pottergate Studio has an EPC of B (45).

# Terms

Available to lease for a term to be agreed on effective full repairing and insuring terms.

## Contact

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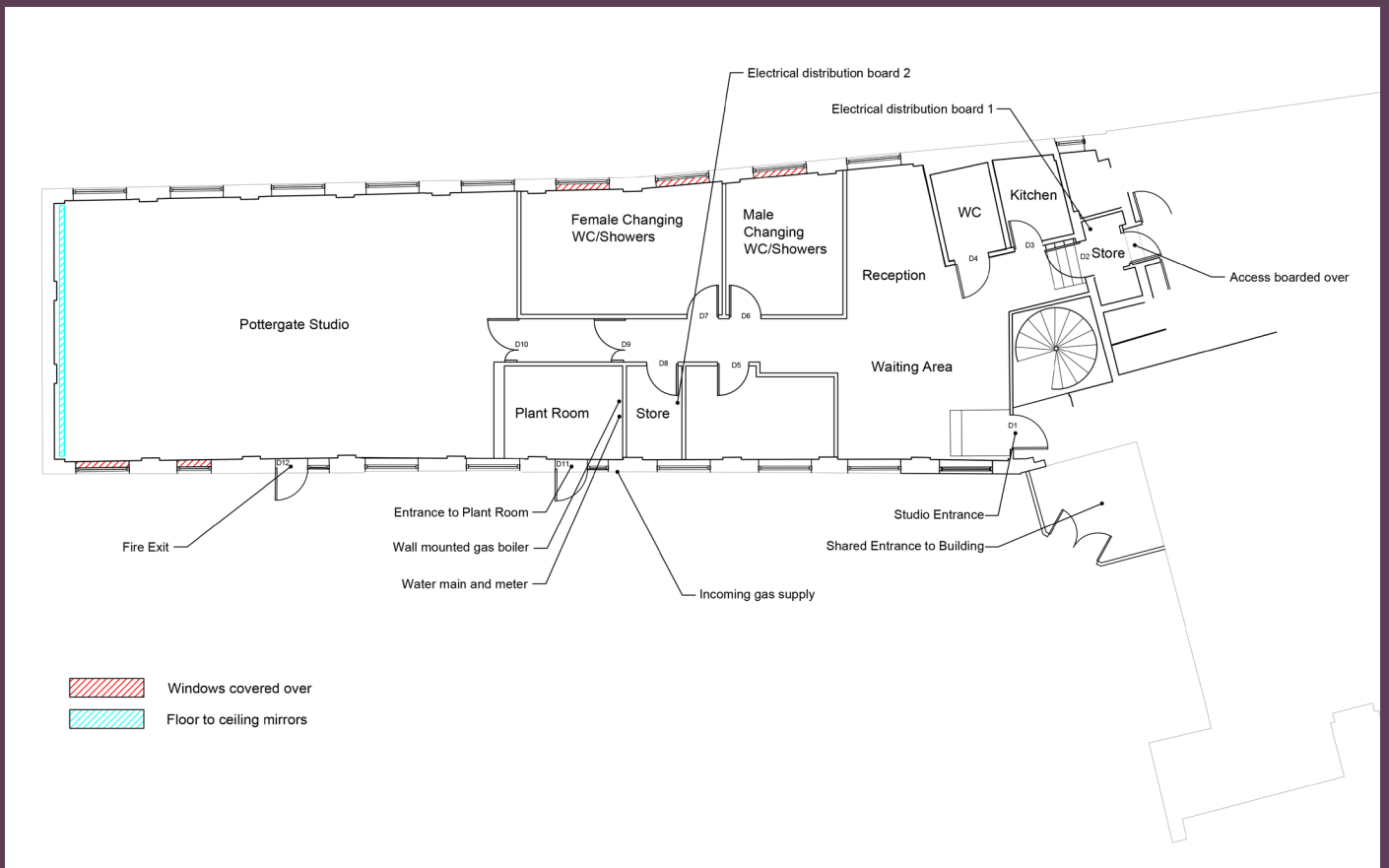


On behalf of

**MADONE MANAGEMENT LLP**

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Pottergate Studio plan



Pottergate House plan