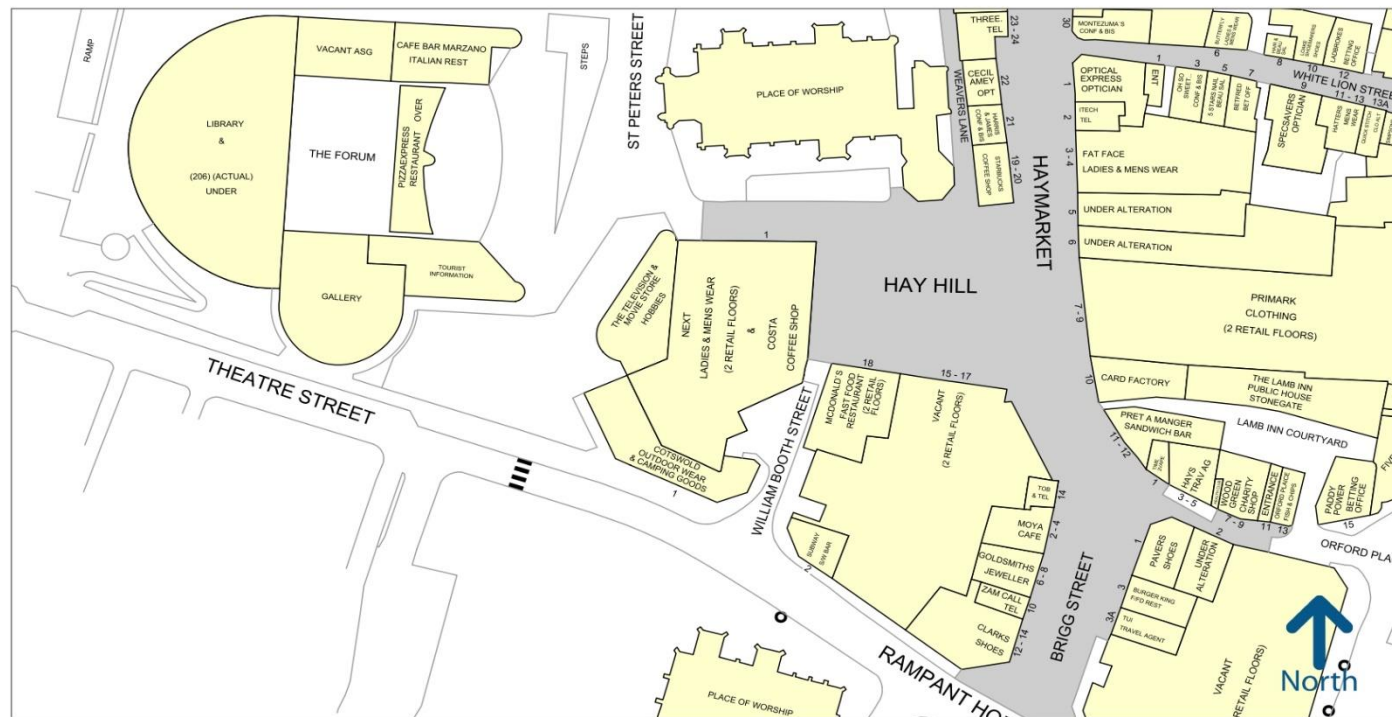




Norwich



Lower Ground Floor Business Unit 218.59 m² (2,353 sq ft)

Business Unit

To Let

FORMING PART OF LANDMARK NORWICH CITY CENTRE DESTINATION

E USE CLASS – FOR COMMERCIAL, BUSINESS AND SERVICE USES (WITH RESTRICTIONS TO FIT THE FORUM TRUST'S CHARITABLE PURPOSE)

CAR PARKING AVAILABLE AT THE FORUM SECURE CAR PARK

The Forum, Lower Ground Unit, Millennium Plain, Norwich, Norfolk NR2 1TF

The Forum is one of the most successful Millennium projects in the UK, opening in 2001 it has become an iconic landmark and meeting place within Norwich City Centre. Every day visitors flood through the main doors to visit the Norwich Millennium Library, the UK's most popular public library, free exhibitions and events within The Atrium, Cafe Bar Marzano or Pizza Express. The Forum is also home to BBC East, Norwich Business Centre and the Norfolk Citizens Advice Bureau.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



Description

A lower ground floor unit accessed via stairs and lift from the Gallery lobby, with part glazed entrance/frontage, arranged in semi-circular, open plan format. Benefits from LED lighting, air conditioning, data and power sockets to walls and floor boxes.

Additional benefits include:

- Reduced hire costs for the Gallery, Atrium, Auditorium and The View.
- Availability of city centre car parking at The Forum at an individual per space cost.
- Use of secure, covered cycle park.
- Tenants benefit from concessionary rates at Pizza Express and Marzano Café Bar.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

Description	m ²	Sq Ft
LG Floor Unit	218.61	2,353

Terms

The premises are available to let on a new lease, for a term to be agreed at an initial annual rent of £16,000 per annum exclusive.

A Service Charge is levied (2024/25 - £24,418) to cover the cost of the common areas including management, building and grounds maintenance, water, external cleaning, cleaning of common areas, access, control, and security.

There is also a Sinking Fund for future major capital investment (2024/25 -£4,782).

Business Rates

The premises has been entered onto the rating list as the following:

Description: Offices and Premises

Rateable Value: £24,000

Rates Payable 2022/2023: £11,976

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - NOL/njr/120

