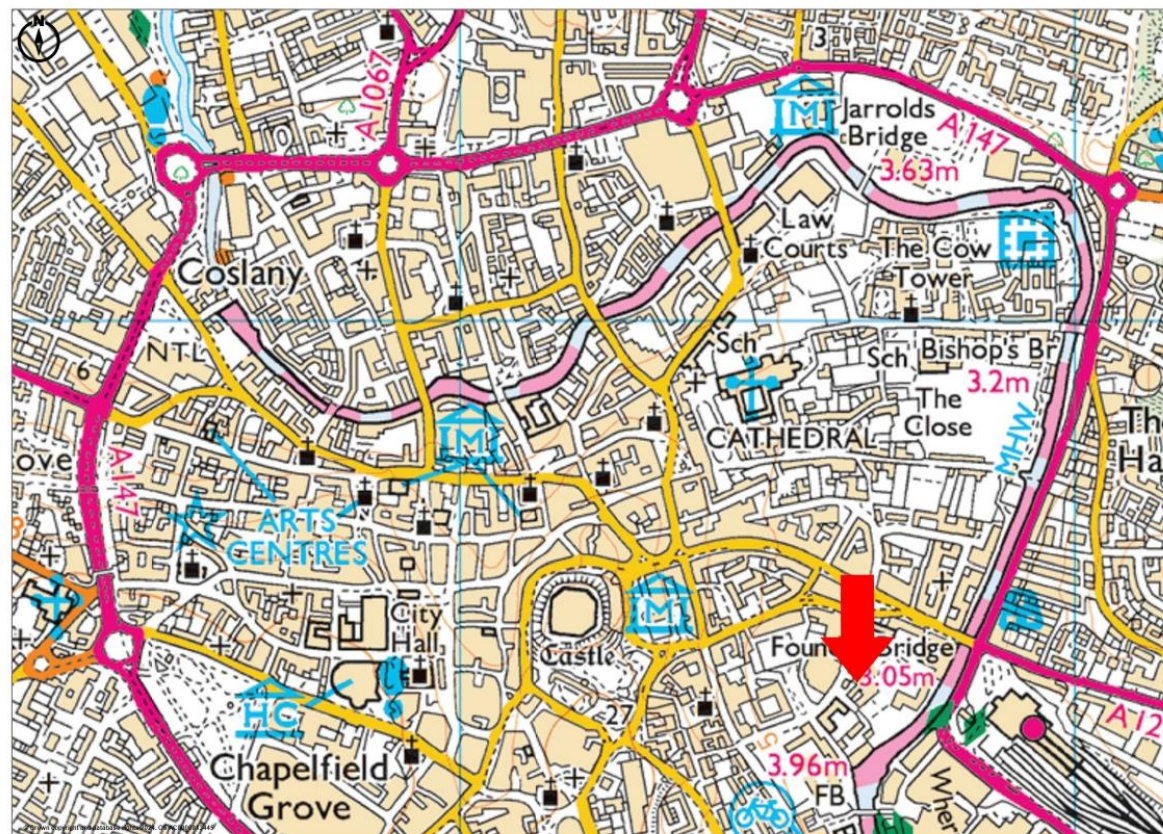


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Plotted Scale - 1:10000. Paper Size - A4



Office suites with parking
30.43m² – 234m² (328sqft 2524sqft)

Office

To Let

St. Faiths House, Mountergate, Norwich, Norfolk NR1 1PY

The property is situated on Mountergate, a cul-de-sac in Norwich city centre. Mountergate runs from Rose Lane which is home to a new 595 space multi-storey car park, the access to a large Premier Inn Hotel and former DSS offices, in addition to some considerable residential development much of which is underway.

CLOSE TO NORWICH STATION, CITY CENTRE AND RIVERSIDE LEISURE COMPLEX

CONVENIENT LOCATION

OFF-STREET PARKING AVAILABLE BY SEPARATE NEGOTIATION

FLEXIBLE LEASE TERMS AVAILABLE

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

The property comprises an attractive Grade II Listed three-storey office building constructed as a former house in the mid 18th Century, of red brick construction.

Externally there is a concrete hard surfaced car park with parking for approximately 12 cars.

Internally the main office building offers office accommodation arranged over all three floors which are typically heated by radiators, with a mixture of spot and uplighters and is carpeted.

The building would benefit from further upgrading of its interior before occupation.

Accommodation

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

	M ²	Sqft
Ground Floor	36.68	395
First Floor	79.60	857
Second Floor	118.26	1,273
Total	234.54	2,525

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed.

Quoting rents/prices available on application.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Office and Premises

	RV	RP (23/24)
Ground Floor	4,450	2,180.50
First Floor		
Office 1	5,272	2,630.70
Office 2	2,975	1,484.53
Second Floor		
Office 1	3,400	1,696.60
Office 2	7,100	3,542.96

*RV = Rateable Value

*RP = Rates Payable 2023/2024

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: TBC

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

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DDi: 01603 216806

Nick O'Leary

nick.oleary@arnoldskeys.com

DDi: 01603 216827

SUBJECT TO CONTRACT - HRD/njr/28491/120

