



## Open Plan Office Suite with Parking 266.59 m<sup>2</sup> ( 2,870 sq ft)

Office

To Let

**GRADE A OFFICE SUITES**  
**8 ON-SITE CAR PARKING SPACES (1 TO 1,030 SQ FT)**

**CONVENIENT CENTRAL LOCATION**

**CLOSE TO NORWICH RAILWAY STATION AND CASTLE MEADOW BUS STOPS**

### No.1 Prince Of Wales Road, Prince Of Wales Road, Norwich, Norfolk NR1 1LB

No.1 Prince of Wales Road is prominently positioned at the top of Prince of Wales Road. Norwich railway station is within a short walk, where two services per hour are provided to London Liverpool Street.

The City centre's numerous shopping, cultural and leisure amenities are situated a short distance from the property.

Occupiers in the building include Hays Recruitment, Handelsbanken, Verisk, Armed Forces Carers and Arnolds Keys, whilst other nearby occupiers include ITV Anglia, and Norfolk Chamber of Commerce.

### Description

The property is a modern, prominently situated multi-let office building with a refurbished reception. There are four floors of offices and secure undercroft parking area.

The offices suites are predominantly open plan in layout and benefit from the specification:

- 2x 10 person passenger lifts
- Fully accessible raised floors
- Carpeting throughout
- Air handling system providing heating and cooling
- Suspended ceiling with recessed lighting
- Kitchen facilities

The modern communal WC facilities have showers installed and provision in the basement for cyclists with cycle racks.

There is car parking available in the secure undercroft car park and ground level parking at the rear of the building. This is accessed via Greyfriars Road, off Rose Lane.

### Accommodation

Within the building there is one suite available:

| Description                   | M <sup>2</sup> | Sq Ft |
|-------------------------------|----------------|-------|
| Suite C 1 <sup>st</sup> Floor | 266.59         | 2,870 |

### Terms

The suites are available by way of new effective FRI leases for a term to be agreed. Rent is calculated at £14.50 per sq ft.

### Service Charge

A service charge applies to the building which is re-charged to tenants on a pro-rata basis. Details of the current service charge are available upon request.

### Business Rates

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

Description: Office and Premises

Rateable Value: Estimated £32,500\*

Rates Payable 2025/26 TBC

\*The RV will need to be re-assessed as the suite is part of a larger Rating Assessment.

### Legal Costs

Each party is to bear its own legal costs.

### VAT

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

### EPC

The suites have an EPC rating of D.

### Viewing and further information

Strictly by appointment with the Joint Sole agents:

**Arnolds Keys Commercial 01603 216825**

Guy Gowing

[guy.gowing@arnoldskeys.com](mailto:guy.gowing@arnoldskeys.com)

Tel: 01603 216804

or

Bidwells 01603 763939

Chris Squirrell or Will Jones

[william.jones@bidwells.co.uk](mailto:william.jones@bidwells.co.uk)

[s.squirrell@bidwells.co.uk](mailto:s.squirrell@bidwells.co.uk)

SUBJECT TO CONTRACT -

