



**Attractive office building with views overlooking
Norwich Cathedral**
820.68 m² (8,834SqFt)

Office

For Sale / To Let

Ferryside, Riverside Road, Norwich, NR1 1SW

CLASSIC BLEND OF PERIOD
OFFICES AND MODERN
OPEN PLAN
ACCOMMODATION

OUTSTANDING VIEWS

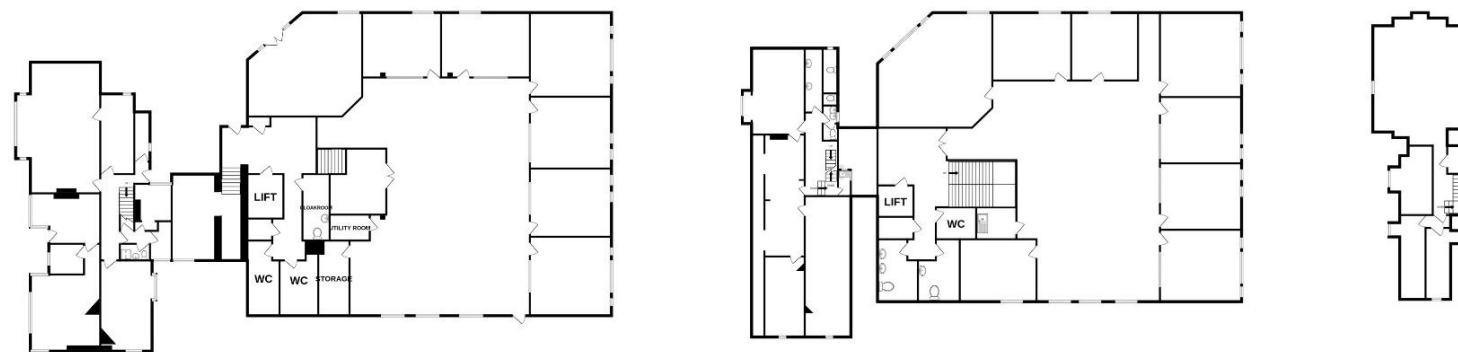
GENEROUS CAR PARK

EASY ACCESS TO THE
TRAIN STATION

FREEHOLD OR LEASEHOLD

Situated conveniently for access to Norwich Rail Station, Ferryside has views overlooking the Pulls Ferry and Norwich Cathedral. It is accessed from the city's inner link road with the amenities of the city centre are within walking distance. The property is situated in a mixed residential and commercial area.

Norwich primary retail areas, nightlife and Norwich Rail Station can also all be reached within a short walk from the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

Originally constructed in 1895 of Elizabethan/Jacobean revival in style, of red brick with mullioned windows, crow stepped and Dutch gables, and ornate chimney stacks.

The property is a striking and elegant office building situated in a prime location with remarkable views of Pulls Ferry and Norwich Cathedral. It boasts impressive features, including oak panelling with ceramic Dutch tiles.

It offers a mix of private offices and modern, largely, open plan offices in a two-story extension at the. The offices are spread across the ground, first, and second floors, benefiting from partial air conditioning and central heating.

The building is set on a spacious plot that includes a large car park with 26 spaces

Accommodation

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

Description	m ²	Sq Ft
Period Building		
Ground Floor Offices	85.87	923
Reception	23.22	250
Staff Room	11.93	128
Bike Storage	9.38	101
First Floor Offices	88.65	954
Kitchenette	1.44	16
Second Floor Office	82.71	890
Basement	21.74	234
Modern Extension		
Ground Floor Office	243.85	2,625
Kitchenette	2.55	27
First Floor	246.91	2,658
Kitchenette	2.55	27
Total NIA	820.70	8,834
Externally 26 Car parking Spaces		

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£125,000 per annum exclusive**.

The freehold interest in the property is available for sale at **£1,675,000 exclusive**.

Business Rates

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

Description: TBC

Rateable Value: £TBC

Rates Payable 2026/2027: £TBC

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:

Arnolds Keys 01603 216825

Guy Gowing

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DDi: 01603 216804

Harry Downing

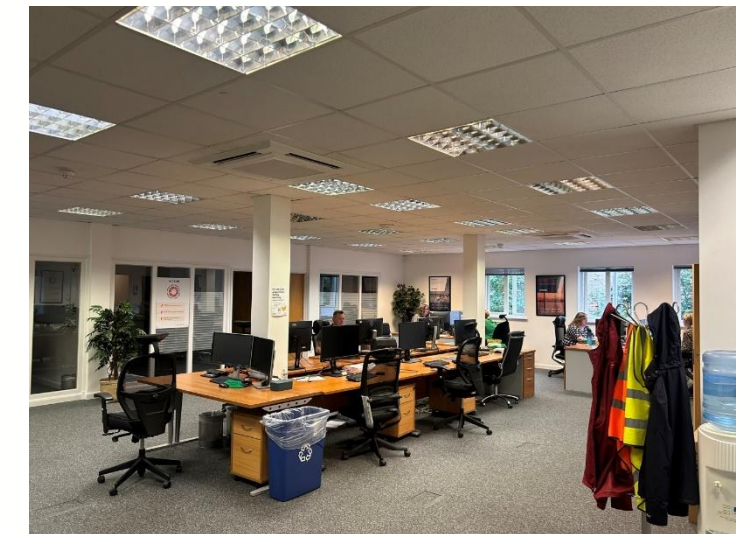
harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - GWBG/njr/120



Modern extension



Modern extension



View from front offices



Period Building



Car park



View from car park