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Historic City Centre Office Building

142.58- 290.41 m² (1,535 -3,126 sq ft)

Office

To Let

- REFURBISHED FIRST & SECOND FLOOR OFFICE ACCOMMODATION
- FLOORS AVAILABLE SEPARATELY OR COMBINED
- CONVENIENTLY SITUATED CLOSE TO CITY CENTRE AMENITIES
- FLEXIBLE OPEN-PLAN OFFICE ACCOMMODATION
- MEETING ROOMS ON EACH FLOOR

Augustine Stewards House, 14 Tombland, Norwich, Norfolk NR3 1HF

Augustine Steward's House is located in a prominent position in the centre of Tombland, opposite the Erpingham Gateway leading to the Cathedral. Tombland is the traditional heart of Norwich's professional business district. This location provides easy access to the city centre, the inner ring road, and the Norwich railway station.

Other nearby occupiers include The Maids Head Hotel, Giggling Squid, Zizzi, and the office occupiers within the Norwich Cathedral Close, including Leathes Prior, Hansells, NA Wilson Associates, and Spire Solicitors.

RICS®

arnoldskeys.com
25 King Street, Norwich, NR1 1PD
01603 620551

Augustine Stewards House, 14 Tombland, Norwich, Norfolk NR3 1HF

Description

The property comprises refurbished 1st & 2nd floor offices.The accommodation provides a predominantly open-plan working environment, with numerous attractive period features and tremendous natural light.

Male & female WCs are situated on both floors and kitchen facilities are available on the 1st floor. Access to the 1st & 2nd floors is via stairs leading from a doorway onto Tombland Alley, opposite St George's Tombland church.

Accommodation

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

Floor	*M²*	*Sq Ft*
First	142.58	1,535
Second	147.81	1,591
Total	**290.41**	**3,126**

Terms

A new FRI lease is available for a term to be agreed. The floors are available together or seperately at a quoting rent of **£12.50 psf**.

A service charge will be levied to cover the maintenance and repair of the building and common parts. Details available upon application.

Business Rates

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

First & Second Floors

Description: Office and Premises

Rateable Value: £35,000

Rates Payable 2026/2027: £15,120

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 Commercial 01603 216825

Harry Downing

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Rafe Lochore

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SUBJECT TO CONTRACT : NJO/120

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