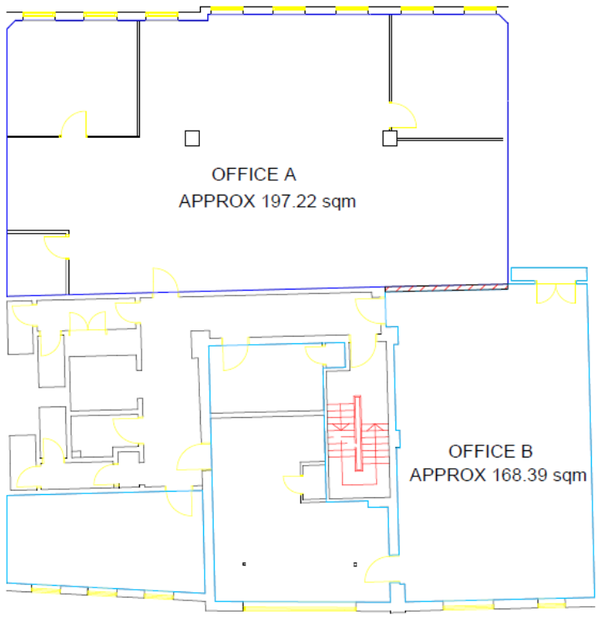
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Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute 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.

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Second Floor Office Suite

168.39 - 365.61m² (1,812 - 3,935 sq ft)

Office

To Let

- MODERN CITY CENTRE OFFICES
- CLOSE TO NORWICH RAILWAY STATION AND BUS SERVICES
- CITY CENTRE AMENITIES - SHOPPING, PUBS RESTAURANTS CLOSE BY
- 3 SECURE BASEMENT CAR PARKING SPACES
- PASSENGER LIFT

Second Floor, 11-13, Prince Of Wales Road, Norwich, Norfolk NR1 1BD

11-13 Prince of Wales Road is a modern multi let office building home to Ormiston Families, British Red Cross, and Pearson Professional Centres and is prominently positioned at the top of Prince of Wales Road and is within a short walk of Norwich railway station, 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.

RICS®

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

Second Floor, 11-13, Prince Of Wales Road, Norwich, NR1 1BD

Description

11-13 Prince of Wales Road is a modern office building developed to a high specification. Its is accessed from a communal entrance on Prince of Wales Road and benefits from a passenger lift to all floors and the sub-terrian car park. The second floor office suite benefits from the following specification.

- 1 x 8 person passenger lift
- Comfort cooling and central heating
- Perimeter trunking
- Suspended ceilings
- Recessed lighting
- Male and female WCs on each floor
- Secure garage car park

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	m²	Sq Ft
Second Floor A	197.22	2,123
Second Floor B	168.39	1,812
Total	**365.61**	**3,935**

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed. Rent and service charge details available upon application.

Business Rates

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

Description: Office and Premises

Rateable Value: £42,000

Rates Payable 2026/2027: £18,144

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: E

Viewing and further information

Strictly by appointment with the Joint sole agents:

Arnolds Keys 01603 216825

Guy Gowing

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Harry Downing

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Rafe Lochore

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Bidwells 01603 763939

SUBJECT TO CONTRACT - GWBG/njr/120

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