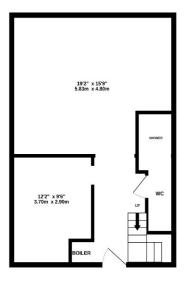
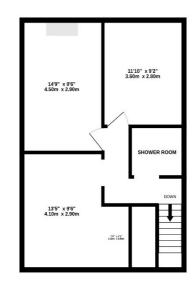
# **Arnolds | Keys**

Trusted Property Experts

GROUND FLOOR 535 sq.ft. (49.7 sq.m.) approx 1ST FLOOR 535 sq.ft. (49.7 sq.m.) approx. MEZZANINE FLOOR 93 sq.ft. (8.6 sq.m.) approx







#### TOTAL FLOOR AREA: 1163 sq.ft. (108.0 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floopinal contained here, measurement of doors, windows, nooms 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 guarante as in their operation or differency can be notificancy can be notificant.



# Arnolds | Keys

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# **Self-Contained Office Building** 78.13 SqM (841SqFt)

Office

For Sale

**City Centre Offices** 

Ideal investment/owner occupier unit

**Development potential STP** 

Recently undergone extensive refurbishment

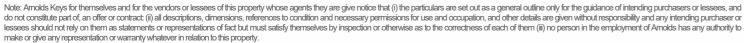
Freehold

3 St Benedict's View, Grapes Hill, Norwich NR2 4HH

The subject property is situated within a mixed-use parade, fronting Grapes Hill and close to the junction with Dereham Road, approximately 0.5 miles from Norwich City centre.

The property provides refurbished office accommodation on ground, first and mezzanine floors, which benefits from a fully fitted kitchen and WC facilities with shower on ground and first floors.





## 3 St Benedict's View, Grapes Hill, Norwich NR2 4HH

### **Description**

An attractively refurbished mid-terrace, 2-storey office building with fully fitted kitchen, 2 WCs with shower, meeting rooms and mezzanine level.

The property has undergone refurbishment works which are largely complete but provide the opportunity for the purchaser to finish to suit their own particular requirements.

The property is situated within a mixed-use parade, fronting Grapes Hill and close to the junction with Dereham Road, approximately 0.5 miles from Norwich City centre.

#### Accommodation

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

Description	M²	Sq Ft
Ground Floor		
Offices/Kitchen	36.62	394
First Floor		
Offices	34.76	374
Mezzanine	6.8	73
Total NIA	78.18	841

#### **Terms**

The freehold interest in the property is available with vacant possession on completion. Qouting price 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: £ 8,000

Rates Payable 2023/2024: £3,992

NB the occupier may benefit from small business rate relief

## **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 agent:

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