



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

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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Self-Contained Office Building

78.13 SqM (841SqFt)

Office

For Sale

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

City Centre Offices

Ideal investment/owner occupier unit

Development potential STP

Recently undergone extensive refurbishment

Freehold

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.

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	M ²	Sq Ft
<u>Ground Floor</u>		
Offices/Kitchen	36.62	394
<u>First Floor</u>		
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. Quoting 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:

