



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.

Flexible Lease Terms



Self Contained Office building
58.43 SqM (629 SqFt)

Office

TO LET

PROMINENT CENTRAL LOCATION

BUSY VEHICULAR THOROUGHFARE

WALKING DISTANCE OF THE CITY CENTRE

CLOSE TO ST ANDREWS CAR PARK

Flint House, 25 Charing Cross, Norwich, Norfolk NR2 4AX

Charing Cross is located in the city centre. The property benefits from being close to St Andrews car park (1,184 spaces) and Duke Street car park. A wide array of shops on the connecting road, St Benedicts Street, and the city centre which is within walking distance.

Description

The property comprises a two storey self contained terraced office building with ground floor office accommodation and first floor cellular offices with WC and kitchen facilities.

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	M ²	sqft
Ground Floor	32.68	352
First Floor		
Office 1	12.49	134
Office 2	9.81	105
Kitchen	3.43	37
Total	58.41	628

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed. Quoting terms 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: £8,500

Rates Payable 2023/2024: £4,241.50.

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 sole agents:

Arnolds Keys 01603 216825

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

Nick O'Leary

nick.oleary@arnoldskeys.com

DDi: 01603 216827

SUBJECT TO CONTRACT – HRD/njr/28136/120

