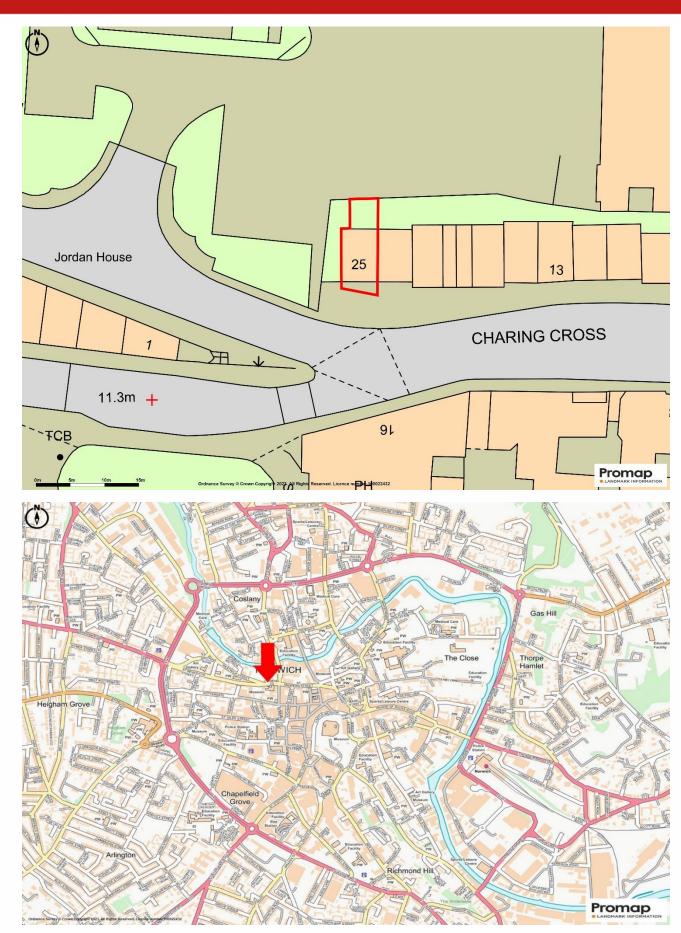
Arnolds | Keys

Trusted Property Expert



Arnolds | Keys

Trusted Property Experts

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.



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

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:

M ² 32.68	sqf 352
12.49	134
9.81	105
3.43	37
58.41	628
	32.68 12.49 9.81 3.43

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

Arnolds | Keys

Trusted Property Expert











