



Characterful Modern Office Suites
 Studio 1: 28.8m² (310 sq ft) & Studio 8: 53m² (570 sq ft)

Office

To Let

ESTABLISHED LOCATION IN DESIGN QUARTER

ATTRACTIVE COURTYARD OFFICE SCHEME

CHARACTERFUL OFFICE SPACE WITH PERIOD FEATURES

CLOSE TO NORWICH STATION, CITY CENTRE AND RIVERSIDE LEISURE COMPLEX

AVAILABLE TOGETHER OR SEPARATELY

Studios 1 & 8 Netherconesford, 93-95 King Street, Norwich, Norfolk NR1 1PH

The property is situated at the corner of King Street and Mountergate and forms and forms part of the desirable Netherconesford development.

King Street has experienced extensive regeneration in recent years and is in close proximity to the city centre, railway station and Riverside leisure complex.

Note: Arnolds Keys for themselves and for the vendors or lessors 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 lessee 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.

Description

Studio 1 is located on the first floor and provides open-plan office space, benefiting from new carpets, and central heating.

Studio 8 'the flyover' originally connected the two buildings at Netherconesford. The studio provides attractive open-plan office space with carpet flooring and central heating

Both studios have access to shared facilities which include a kitchen, W/Cs and showers.

Accommodation

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

	m ²	Sqft
Studio 1	28.80	310
Studio 8	52.95	570

Terms

The properties are available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of:

Studio 1: **£6,000 per annum exclusive.**
Studio 8: **POA**

Business Rates

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

Suite1:

Description: Offices and Premises

Rateable Value: £5,000

Rates Payable 2023/2024: £2,495*

*Small Business Rate Relief may be applicable

<https://www.gov.uk/apply-for-business-rate-relief/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: TBC

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

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SUBJECT TO CONTRACT - HRD/njr/28372/120

