



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.



Characterful Modern Office Suites

52.95 m² (- 570SqFt)

Office

To Let

ESTABLISHED SEMI-PEDESTRIANISED LOCATION

ATTRACTIVE COURTYARD OFFICE SCHEME

CHARACTERFUL OFFICE SPACE WITH PERIOD FEATURES

CLOSE TO NORWICH STATION, CITY CENTRE AND RIVERSIDE LEISURE COMPLEX

Studio 3 & 8 Netherconesford, 93-95 King Street, Norwich, Norfolk NR1 1PH

Netherconesford is situated at the corner of King Street and Mountergate and comprises a sympathetic conversion of histroctial buildings to create an attractive complex of small offices.

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

Description

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.
 The studio have access to shared facilities which include a kitchen, W/Cs and showers.
 Studio 3 - The property is located on the first floor with separate access via external stairs. The office has open plan space with small mezzanine providing further desk space.

Accommodation

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

	m2	Sqft
Studio 8	52.95	570
Studio 3	28.71	309

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 8: **£10,000 per annum.**
 Studio 3: **£6,000 per annum.**

The service charge budget for the current year applicable for Studio 8 is **£6,224.01 per annum**

The service charge budget for the current year applicable for Studio 3 is to be confirmed.

Business Rates

Studio 8
 The property has been entered onto the Valuation Office Agency website as the following:
 Description: Office and Premises
 Rateable Value: 2024/2025: £TBC
 Rates Payable 2024/2025: £TBC
 Small Business Rate Relief may be applicable

Studio 3
 The property has been entered onto the Valuation Office Agency website as the following:
 Description: Office and Premises
 Rateable Value: 2024/2025: £4,150
 Rates 2024/2025: £2,070.85
 Small Business Rate Relief may be applicable

Legal Costs

The ingoing tenant will be responsible for both parties reasonably incurred legal fees.

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

Nick O'Leary
nick.oleary@arnoldskeys.com

DDi: 01603 216827

Harry Downing
harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr/28372/120



Studio 8



Studio 3