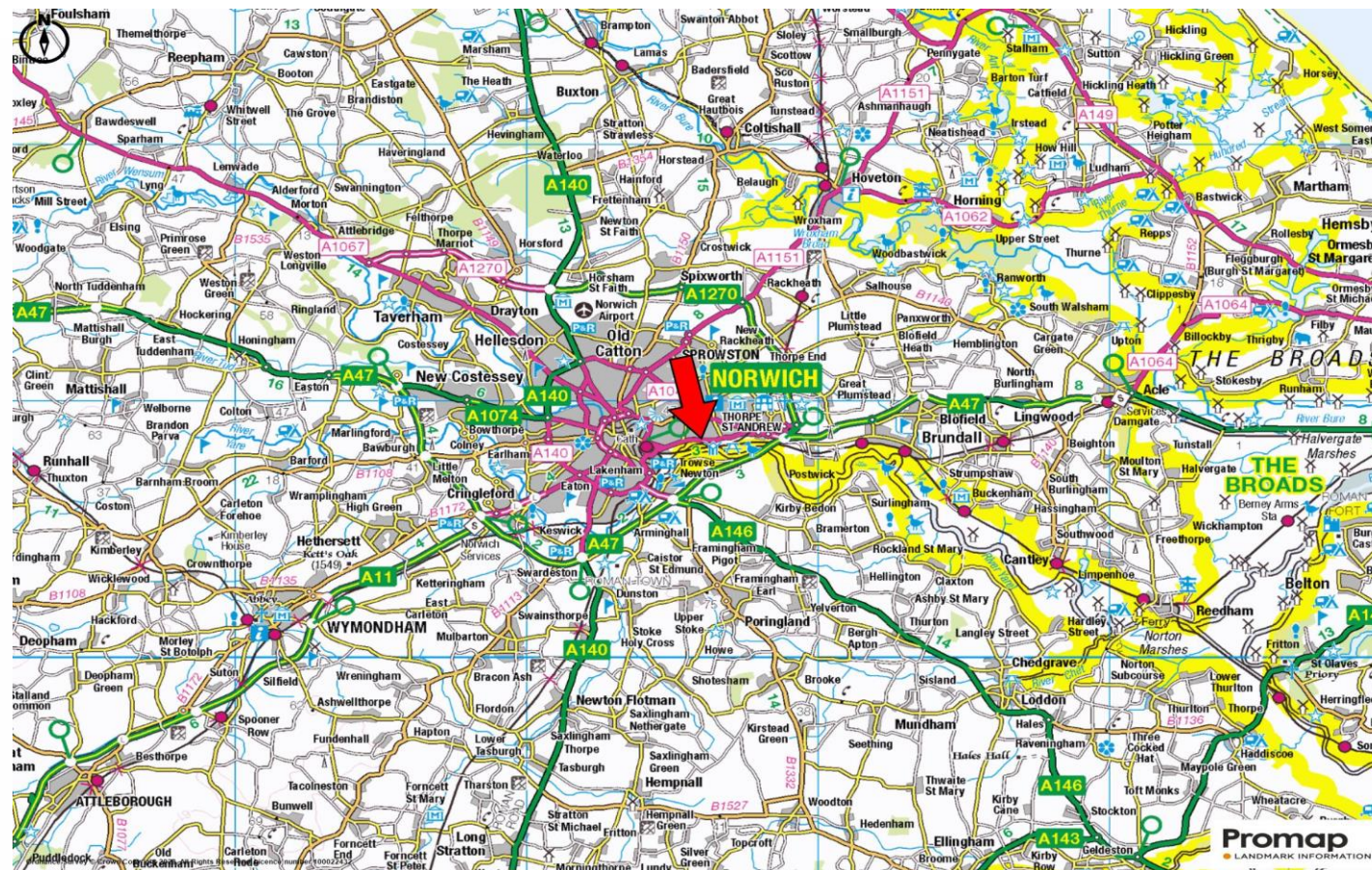




N.B. Conference facilities available by separate negotiation and not included within the demise.



Furnished Office Suite
39.01 – 92.89 sq m (420 – 1,000 sq ft)

Office
To Let

- ATTRACTIVE AIR CONDITIONED OFFICE SPACE
- GROUND & FIRST FLOOR AVAILABLE TOGETHER OR SEPERATELY
- ON SITE CAR PARKING
- NEARBY AMENITIES INCLUDE PUB/RESTAURANTS, SAINSBURY'S AND CITY CENTRE
- CLOSE TO ST ANDREWS AND BROADLAND BUSINESS PARKS
- ON SITE CONFERENCE FACILITIES AVAILABLE

51 Yarmouth Road, Norwich, Norfolk NR7 0ET

The property is situated just off Yarmouth Road, in River Green with River views and only a short drive from Norwich city centre. Yarmouth Road is situated on the A142, which is one of the main arterial routes in and out of Norwich. Norwich Train Station is nearby with main line links to London and Cambridge.

The property benefits from local transport links and local amenities, with Norwich city centre being a 5 minute drive away. The immediate surrounding area is predominantly residential with a range of retail premises nearby

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.

Description

The property comprises a ground and first floor office suite with its own entrance which has been attractively fitted out to provide well-specified office space benefitting from:

Ground Floor

- Suspended ceiling with LED lighting
- Dado perimeter trunking with power and data cabling
- Floor boxes
- New floor carpet tiles
- Air conditioning
- Window blinds
- Conference facilities available by separate negotiation
- Office furniture
- 4 work stations in main office
- 2 work stations in smaller office.

First Floor

- Vaulted Ceiling and North facing roof lights
- Ample socket outlets and data points
- Air Conditioning
- Redecorated and new carpets tiles.
- Office furniture
- 7 work stations.

There is 1 allocated parking space per floor with additional on-street parking nearby.

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 LET	39.01	420
First Floor	53.88	580
Total:	92.89	1,000

Terms

The property is available on a fully inclusive basis (rent, service charge and business rates) for a term to be agreed. Further details available on application.

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

Nick O'Leary

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Harry Downing

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DDi: 01603 216806

SUBJECT TO CONTRACT - NOL/njr//120

