

FINAL SUITE REMAINING



Arnolds | Keys

POTTERGATE HOUSE

83-87 Pottergate
Norwich
NR2 1DZ

Off-street secure parking
Refurbished offices to let
Centrally located
Excellent local amenities



Location

Norwich is Norfolk's principal city and the commercial and administrative centre of East Anglia, located 100 miles to the north east of London, 60 miles north east of Cambridge and 43 miles north of Ipswich.

Pottergate House is a short walk from Norwich City Centre, and conveniences such as Norwich Market Place, Chancery Place Shopping Centre, The Forum and Chapelfield Gardens. It is also close to both St Giles Multi Storey Car Park and The Forum Norwich Car Park.

Pottergate runs west from Norwich city centre, connecting with the inner ring road. The property is located on the edge of The Lanes in a quiet part of the city centre, and is well served with all types of amenities, including shopping, restaurants and bars.

Nearby occupiers include Rogers & Norton solicitors, Roger Hickman's Restaurant, Prime Restaurant, Bread Source Bakery and Lanpro Planning & Development.



About Pottergate House

Pottergate House comprises an imposing three storey Grade II listed Georgian detached premises, which has recently been fully refurbished and includes the following:

- Off-street secure parking
- Super-fast broadband
- Telephone entry system
- Secure pedestrian and vehicular access
- Brand new carpets throughout
- Perimeter trunking
- Modern alarm system
- Redecorated throughout
- All new LED lighting
- Offices have their own kitchenette/tea station
- WC facilities throughout

Accommodation

The following net internal floor areas are provided:

Unit	m ²	ft ²	Parking spaces	Availability
1	101	1,087	3	Under Offer
2	163	1,757	3	Under Offer
3	62	667	1	LET
4	101	1,087	3	Under Offer
5	171	1,840	4	Under Offer
6	57	613	1	Under Offer
7	67	721	1	Available
8	177	1,905	3	LET

Contact

Arnolds | Keys

GUY GOWING

guy.gowing@arnoldskkeys.com
07771 870553
01603 216804

HARRY DOWNING

harry.downing@arnoldskkeys.com
07771 854637





Rent

Available upon request.

Business rates

Please call the Agents for information on the business rates for each office. 100% small business rates relief may be available.

Service charge

Tenants will pay a fair and reasonable share of the service charge. Details available upon request.

VAT

It is understood that VAT is applicable.

Legal costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC rating

Please call Agent for details.

Terms

Available to lease for a term to be agreed on effective full repairing and insuring terms.



Contact

GUY GOWING

guy.gowing@arnoldskeys.com
07771 870553
01603 216804

Arnolds | Keys

HARRY DOWNING

harry.downing@arnoldskeys.com
07771 854637



On behalf of

MADONE MANAGEMENT LLP

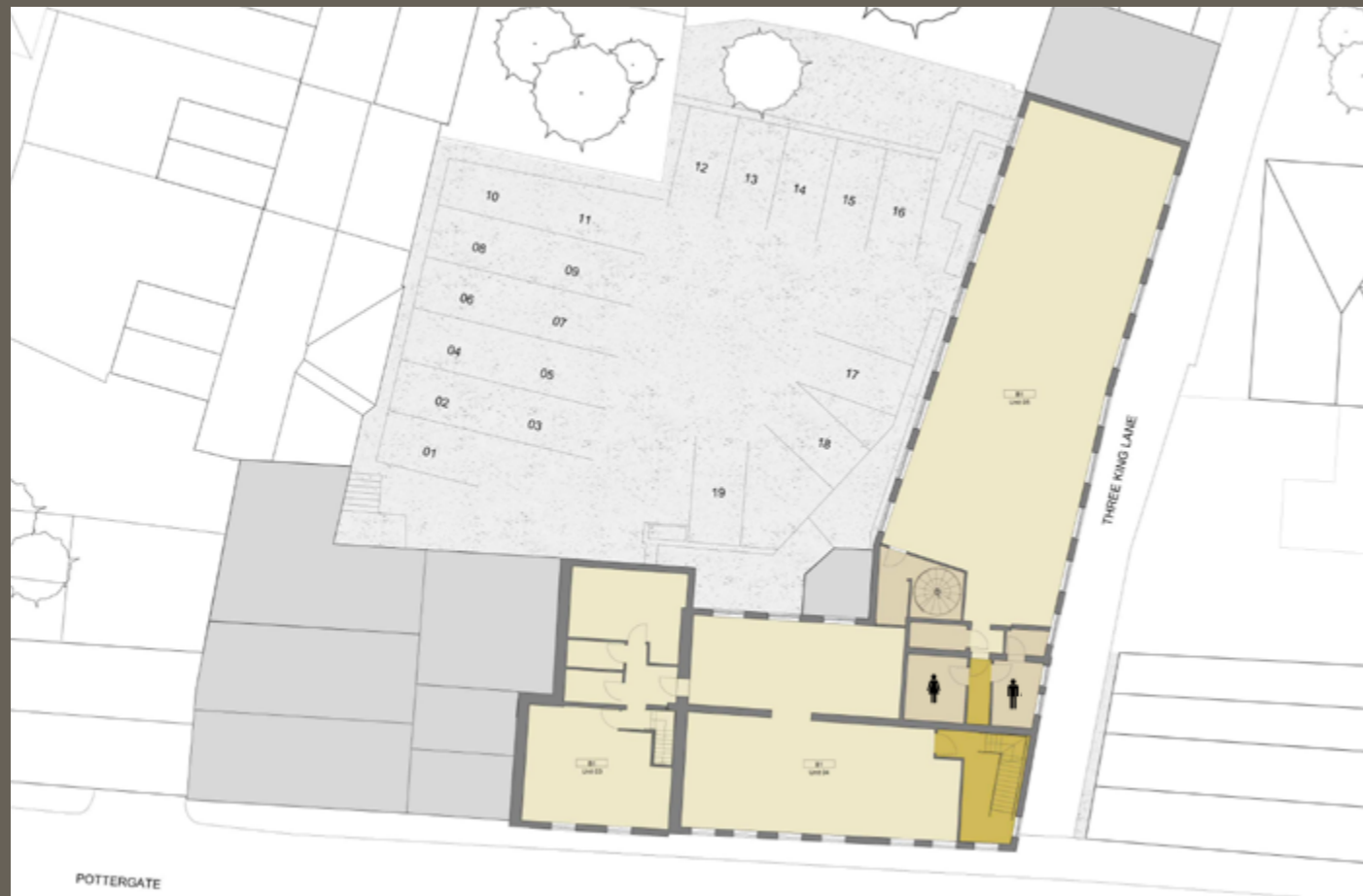
enquiries@madone.cc



Ground floor plan



Second floor plan



First floor plan



Contact

GUY GOWING

guy.gowing@arnoldskeys.com
07771 870553
01603 216804

Arnolds | Keys

HARRY DOWNING

harry.downing@arnoldskeys.com
07771 854637



On behalf of

MADONE MANAGEMENT LLP

enquiries@madone.cc