



## Ground Floor Office Suite

70.7 sq m (761 sq ft)

Office

To Let

**CHARACTERFUL & FULLY FITTED CITY CENTRE OFFICE SPACE ADJACENT TO JOHN LEWIS**

**UPTO 10 DESKS PLUS MEETING ROOM**

**SHARED CONFERENCE FACILITIES AVAILABLE**

**ENTRYPHONE WITH 24/7 ACCESS**

**Ground Floor Suite, 17-23 Ber Street, Norwich, Norfolk NR1 3EU**

The property is located on Ber Street to the southeast of Norwich City centre. It is circa metres from John Lewis with easy access to Bracondale and the inner ring road. Ber Street is a busy route to the City Centre near to the Harley Davidson showroom, car sales, cafes and restaurants.

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 floor office suite with main open plan office plus single office/meeting room with shared kitchen and WCs. The main office is currently configured with 10 desks and benefits from good natural light from windows running along both the front and rear elevations, new carpet tiles, florescent category 2 lighting, window blinds, perimeter trunking, and heating via wall-mounted radiators. The building benefits from a dedicated lease line providing high speed wi-fi internet provision with the incoming tenant provided with their own dedicated wi-fi network.

A small office is accessed off the left-hand side of the reception lobby from a corridor which provides access to the Gents WC, with the Ladies WC on the first floor, and the shared kitchen.

Adjacent to the kitchen is the Board room which can be made available as required and by separate negotiation.

### Accommodation

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

Description	m <sup>2</sup>	sqft
Main office	58.5	629
Small office	12.2	132
<b>Total</b>	<b>70.7</b>	<b>761</b>

### Terms

The property is available on all inclusive terms (rent, service charge, utilities, business rates) for a term to be agreed. Contact agents for further details.

### Legal Costs

Each party to bear their own legal 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 - NOL/njr/120

