



Period office building, extensively fitted out for medical use.

217.66 m² (2,343 SqFt)

Office

To Let

CLASS E BUILDING

LOCATED ON THE POPULAR UNTHANK ROAD

CLOSE TO THE UNTHANK ROAD RETAIL PARADE AND EASY ACCESS TO THE CITY CENTRE.

EXTENSIVELY FITTED FOR MEDICAL USE

UP TO 9 CAR SPACES

15 Unthank Road, Norwich, Norfolk NR2 2PA

The Unthank Road is a popular location only a short distance southwest of Norwich city centre.

Whilst it is predominantly residential, there are a number of commercial uses in the immediate vicinity including Haas Automotive, BT Local Business, The Georgian Townhouse and Brown and Shipley financial advisors.

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 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 subject property comprises a handsome period building of brick construction under a pitched tiled roof. Internally it has been extensively fitted out for medical purposes and the ground floor offers a reception, staff room with kitchenette and large treatment room to the front of the property. There is also accessible wcs.

The first floor provides four separate treatment rooms with separate lady and gents wcs. The treatment rooms are typically fitted out with vinyl safe tread flooring, dado trunking for services, suspended ceilings with medical grade recessed strip lighting, extensive air-conditioning with back up radiator heating.

The second floor provides a large staff and storage area and a kitchenette. There is a small basement for additional storage.

Externally the property provides a tarmac covered carpark with up to 9 car spaces.

Accommodation

Description	M ²	Sq Ft
Ground floor		
Reception	24.52	264
Staffroom	11.26	121
Kitchen	3.12	34
Treatment Room 1	15.40	168
Store	7.22	78
Sub Total	67.06	722
First Floor		
Treatment Room 4	10.87	117
	1.90	20
Treatment Room 3	13.71	148
Treatment Room 2	25.23	272
Treatment Room 5	17.25	186
	1.54	17
WC		
Hall		
Sub Total	70.5	759
Second Floor		
Staff area/Storage	25.30	272
	25.89	279
	16.21	174
	5.39	58
Kitchenette	1.98	21
Sub Total	74.77	805
Basement	5.31	57
Total	214.88	2,313

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£35,000 per annum exclusive**.

Business Rates

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

Description: Office and Premises

Rateable Value: £20,250

Rates Payable 2024/2025:£10,104.75

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:

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SUBJECT TO CONTRACT - GWBG/njr/120

