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## Attractive Second Floor Office Suite with Parking

Office

## To Let

## ATTRACTIVE CONVERSION OF FORMER CHURCH

**CONVENIENT LOCATION  
WITH GOOD ACCESS TO THE  
INNER RING ROAD AND CITY  
CENTRE**

**OPEN PLAN OFFICE SUITE  
WITH GOOD NATURAL LIGHT**

**2 CAR PARKING SPACES**

**MEETING FACILITIES  
AVAILABLE**

**Suite 3, The Old Church, St. Matthews Road, Norwich,  
Norfolk NR1 1SP**

The Old Church is situated in the St Matthews Conservation area, a short distance from Norwich City centre, but also positioned with excellent access to Norwich intercity railway station, the city centre and the Riverside development.

Other office occupiers in the immediate vicinity and the building include Orbit Housing Association, Targetfollow Estates Ltd, Feilden & Mawson Architects, Phone Hub, Lambda Films and Richard Jackson Partnership.



## Suite 3, The Old Church, St. Matthews Road, Norwich, Norfolk NR1 1SP

### Description

The Old Church has been converted to provide modern open plan offices, whilst retaining the church's original character.

Suite 3 is located on the second floor and is configured in an open-plan arrangement and benefits from carpeting, category 2 lighting and central heating.

The office also benefits from communal WC's and kitchen facilities. In addition to this there is an attractive meeting/board room for the use of all tenants and 2 allocated car parking spaces.

### Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor area:  
TOTAL NIA = 65.96 sq m (710 sq ft)

### Terms

The premises are available to let on a new lease for a term to be agreed at **£9,250 per annum exclusive**.

A service charge is levied for the running of the common parts, and external maintenance of the property, the CCTV, burglar and fire alarms, heating for the suite and electricity. The service charge budget for the current year applicable to Suite 3 is £5,749.77.

### Business Rates

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

Description: Offices and Premises

Rateable Value: £6,700

Rates Payable 2024/2025: £3,343.30\*

\*Small business rate relief may apply up to 100% relief <https://www.gov.uk/apply-for-business-raterelief/small-business-rate-relief>

### Legal Costs

Each party to bear their own costs

### VAT

The property is not elected for VAT.

### 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 - NOL/njr/120

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Trusted Property Experts

