



Arnolds | Keys

# POTTERGATE HOUSE

Suite 3  
83-87 Pottergate  
Norwich  
NR2 1DZ

**500 square feet**

Off-street secure parking  
Refurbished office 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.



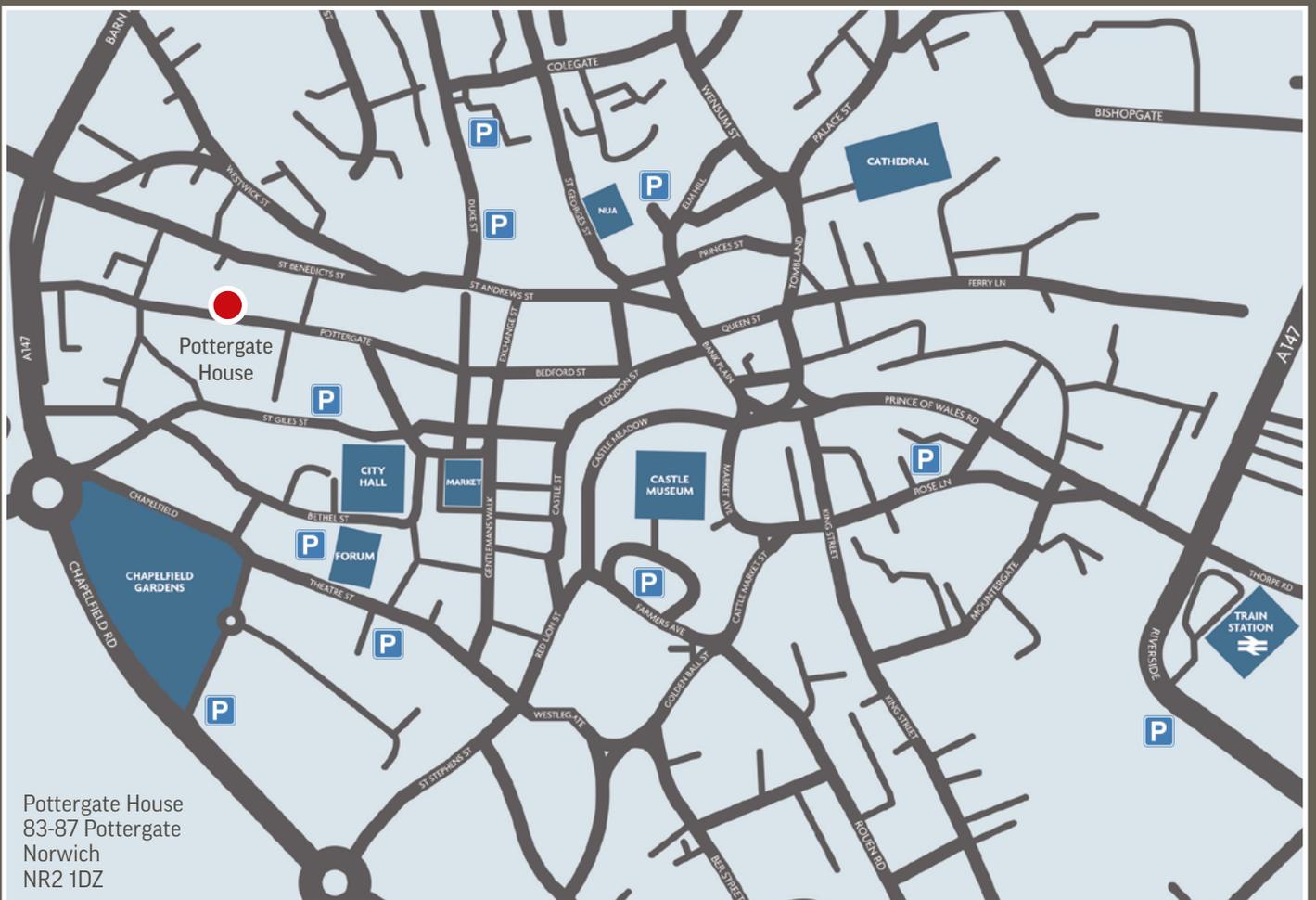
# About Pottergate House • Suite 3

Pottergate House comprises an imposing three storey Grade II listed Georgian detached premises, which has recently been fully refurbished.

Suite 3 includes the following:

- 500 ft<sup>2</sup> (46.5 m<sup>2</sup>) internal floor area
- One off-street secure parking space
- Shower & WC facilities
- 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
- Office has its own separate kitchenette/tea station





# Rent

POA

# 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

### **NICK O'LEARY**

[nick.oleary@arnoldskeys.com](mailto:nick.oleary@arnoldskeys.com)

07725 372577

01603 216827

**Arnolds | Keys**

### **HARRY DOWNING**

[harry.downing@arnoldskeys.com](mailto:harry.downing@arnoldskeys.com)

07771 854637



On behalf of

**MADONE MANAGEMENT LLP**

[enquiries@madone.cc](mailto:enquiries@madone.cc)

Suite 3 floorplan:



## Contact

### NICK O'LEARY

[nick.oleary@arnoldskeys.com](mailto:nick.oleary@arnoldskeys.com)  
07725 372577  
01603 216827

**Arnolds | Keys**

### HARRY DOWNING

[harry.downing@arnoldskeys.com](mailto:harry.downing@arnoldskeys.com)  
07771 854637



On behalf of

**MADONE MANAGEMENT LLP**

[enquiries@madone.cc](mailto:enquiries@madone.cc)