



Modernised & Characterful first and second floor offices.

A total of 1,746 (162.21 sq m)

- Two suites of 839 & 907 sq ft
- Refurbished and available for occupation
- Flexible leases available

2 SURREY STREET, NORWICH, NR1 3NX TO LET

Location

The property is situated on the east side of Surrey Street, opposite A Plan Insurance and close to the junction with St Stephens Street. St Stephens Street itself is one of Norwich's principal retail and bus thoroughfares.

Aviva's headquarters is directly behind the building, and other occupiers within close proximity are Marks & Spencer, John Lewis, Sainsbury Local and Tesco Express.

Norwich's bus station is situated a short walk to the south.

Description

The property comprises a prominent & attractive self-contained red brick building, which was a former banking hall. Accommodation is provided over basement, ground and first & second floors.

Fountain Partnership, a digital consultancy, occupy the lower floors. The available suites are on the first and second floors:

First floor

The suite faces over Surrey Street and is split into two offices, a meeting room and has a reception, and separate kitchen.

The net internal area is **839 sq ft (77.95 sq m)**.

Second floor

A dual aspect suite which also has views over Surrey Street. The suite is open plan and has a separate meeting room/office. There is a kitchen specific to the suite also.

The net internal area is **907 sq ft (84.26 sq m)**.

There are shared WCs within the landings.

The offices have AC, LED lights and perimeter trunking.

Access is via the right-hand side door of the building which has an entrance system, a passenger lift, and stairs.

Terms

There are leases in place currently. A sub-lease is available for the 2nd floor, whilst a new lease or sub-lease can be arranged for the 1st floor.

Rent upon application.

Business Rates

According to the VOA website, the suite has a Rateable Value of £13,250 for the year 2023/24.

Service Charge

There is a service charge for the maintenance of the common parts and exterior of the property.

EPC

The property has an energy performance asset rating of 78 which falls within band D. A copy of the EPC is available upon request.

Further Information

For further information please contact the sole agents:

Chris Squirrell
01603 229 323

chris.squirrell@bidwells.co.uk

Will Jones
01603 229 321

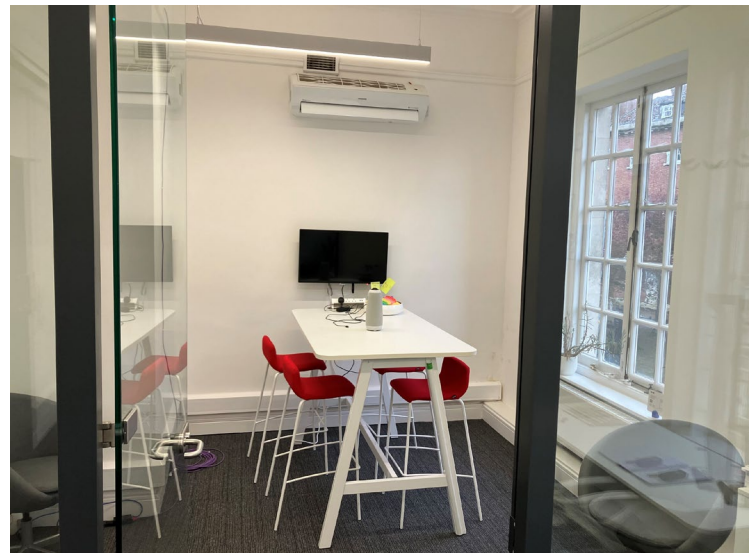
william.jones@bidwells.co.uk



First Floor



First Floor



First Floor



Second Floor



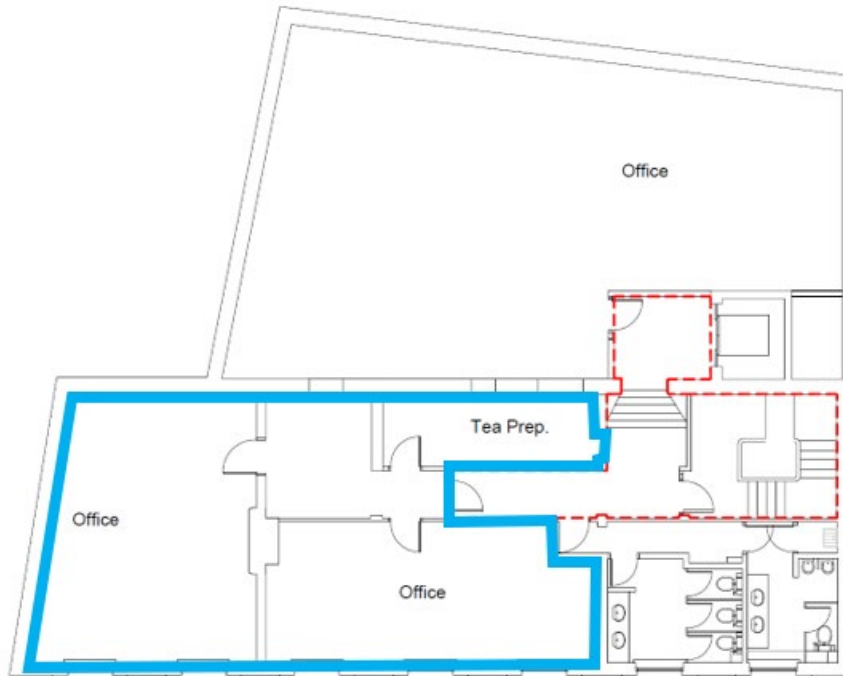
Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

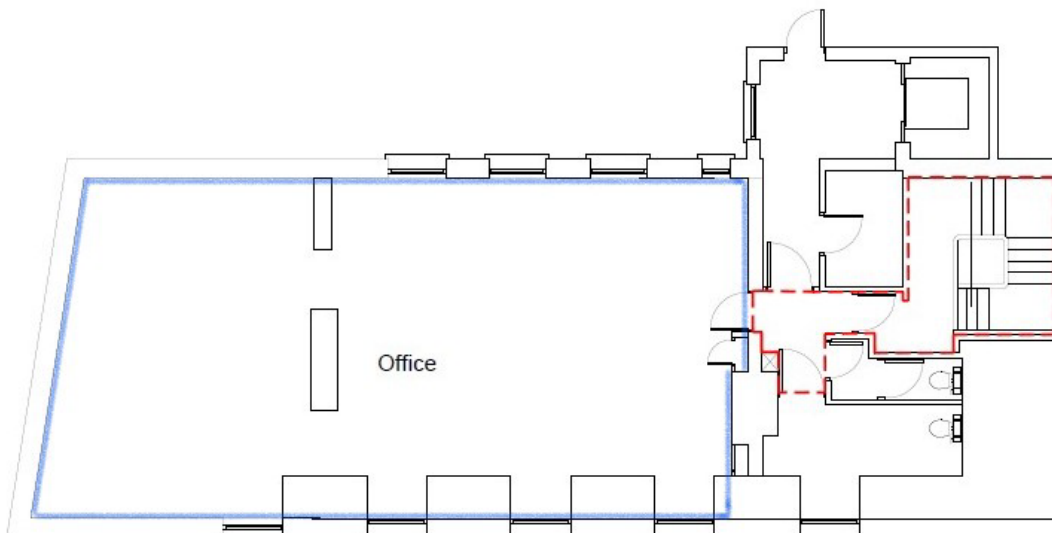
Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection

April 2024

First Floor



Second Floor



Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.