



Modernised & Characterful first and second floor offices.

A total of 2,097 (195 sq m)

- Two separate suites
- 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 Howden Insurance and close to the junction with St Stephens Street. St Stephens Street itself is one of Norwich's principal retail and bus thoroughfares.

Located next to Aviva's Island Site headquarters, other occupiers include Marks & Spencer, John Lewis, Sainsbury Local and Tesco Express.

Norwich's bus station is situated a short walk along the street.

Description

The property comprises a prominent & attractive self-contained red brick building, a former banking hall.

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

First floor rear - The net internal area is **1,190 sq ft (110.55 sq m)**

A stylish and large open plan office with a separate glazed office, open plan kitchen.

Second floor - The net internal area is **907 sq ft (84.26 sq m)**

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.

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 is a lease in place currently over the available suites, therefore a sub-lease is available. However a new lease from the Landlord is also available if a longer term lease is required.

Rent upon application.

Business Rates

The suites are part of a larger ratings assessment and will need to be split off.

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:

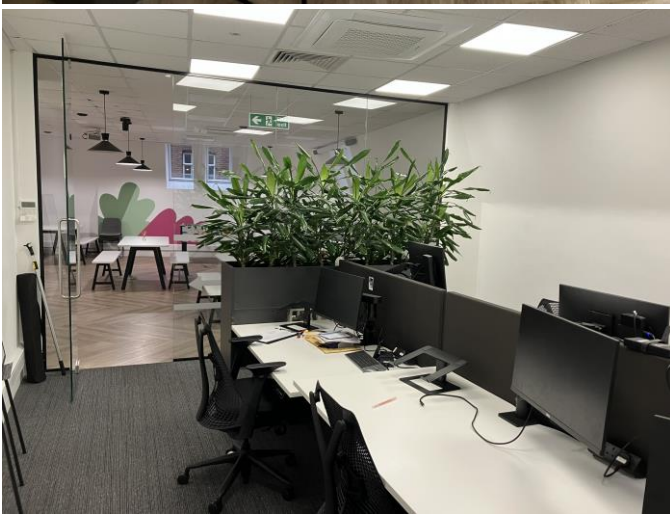
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Second Floor



First Floor Rear

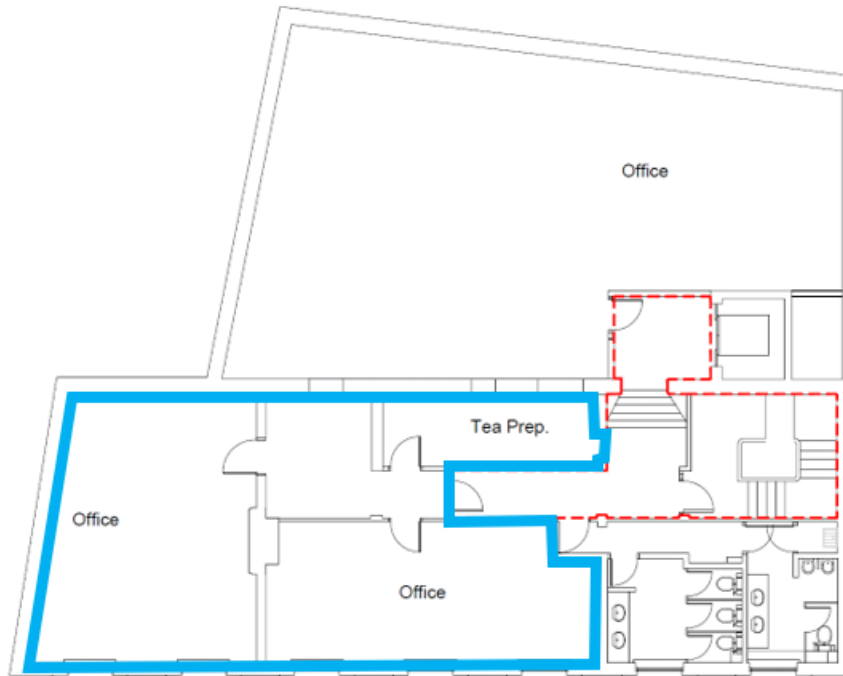


Important Notice

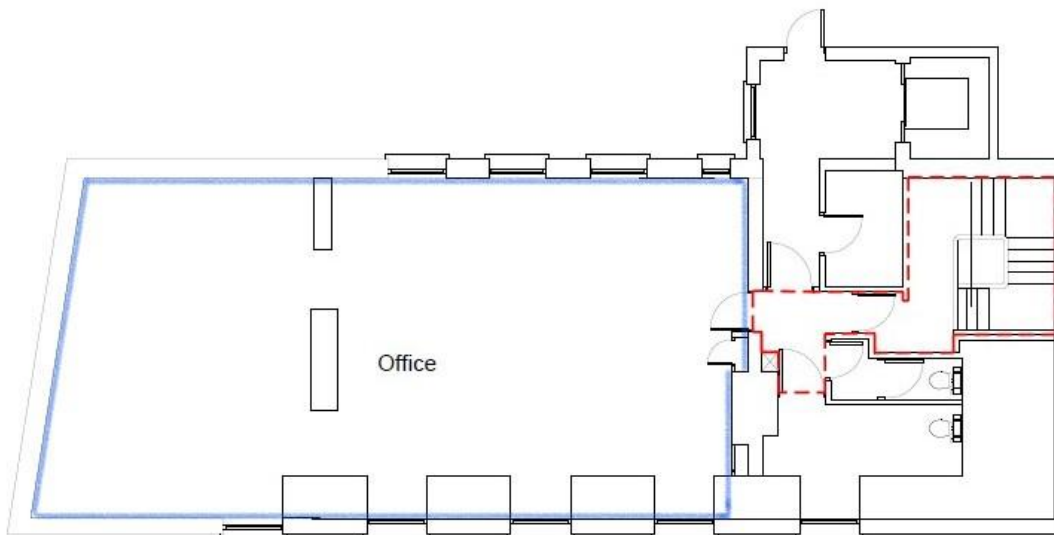
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First Floor



Second Floor



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