

69/75
THORPE ROAD
NORWICH
NR1 1UA



To Let

69/75 Thorpe Road is an actively managed multi-let office with occupiers including GLX, Murrells, MJP and Age UK.

- Two passenger lifts
- Male and female WCs per floor
- Shower facilities
- Covered bicycle racks
- Generous on-site parking

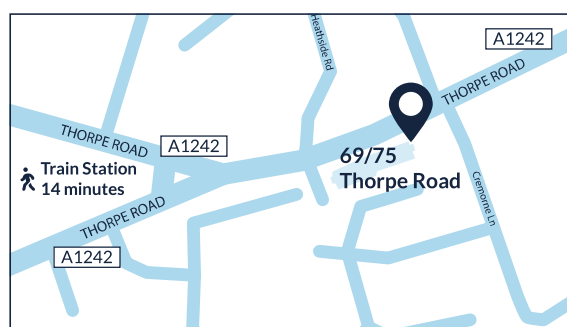
69/75 THORPE ROAD

Location

The property is located on Thorpe Road with good access to both Norwich city centre, Norwich Train Station and the A47 at Trowse.

Approximate travel times and distances are:

- + A47 – Trowse:
2.2 miles – 10 minutes
- + Norwich Train Station:
0.6 miles – 12 minutes by foot
- + Norwich city centre (City Hall):
1.3 miles – 26 minutes by foot
- + A47 – Broadland Business Park:
2.6 miles – 8 minutes



Well positioned for access to both city centre ring road. Within a 10-minute walk there are a number of leisure and retail facilities including Morrisons Supermarket and the Riverside Retail Park, The Coach & Horses and The Fat Cat & Canary public houses, with a range of local convenient stores.

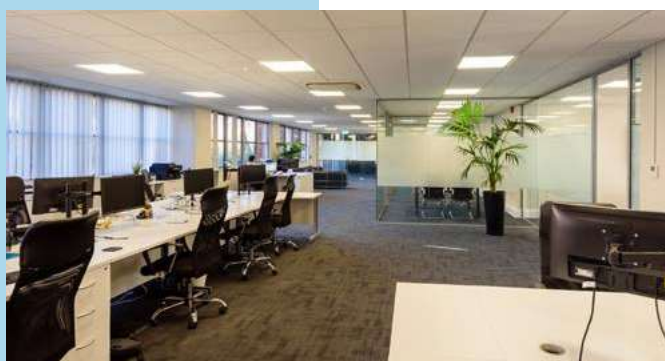
General Specification

The property has a general specification of:

- + Comfort cooling
- + Suspended ceiling with recessed lighting
- + Perimeter trunking
- + Kitchen or Tea Point to each office suite
- + Car parking ratio of approximately 1 space per 357 sq ft

Lease Terms

The property is available on effective FRI terms – recovered by way of service charge.



Ground and First floor offices



Refurbished accommodation on first floor

Ground Floor East

5,057 sq ft (469.81 sq m) 14 spaces

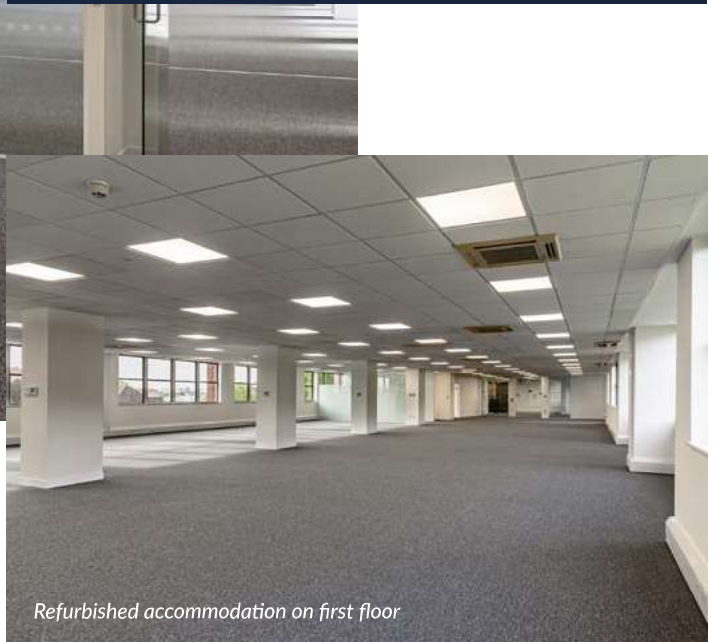
First Floor East

5,304 sq ft (492.75 sq m) 15 spaces

Total

10,361 sq ft (962.56 sq m) 29 spaces

Available individually or as a whole.



Refurbished accommodation on first floor

Rates

The property is assessed as an office.

Ground floor rateable value is £54,000

First floor rateable value is £57,000.

Interested parties are advised to make their own enquiries with Norwich City Council or by following www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Energy Performance Certificate

The ground floor suite has an EPC rating of E.

The first floor suite has an EPC rating of C.

Copies are available upon request.



Refurbished accommodation on first floor



Map © Google Earth

Viewings and Further Information

Roche:

Sam Kingston
01603 756333
samk@rochecs.co.uk

Hiedi Collis
07484 749934
hiedic@rochecs.co.uk

Bidwells:

Chris Squirrell
01603 229323
chris.squirrell@bidwells.co.uk

Subject to Contract

