

GROUND AND THIRD FLOOR, CAVELL HOUSE

Stannard Place,
St Crispins Road
Norwich NR3 1PY



- GROUND FLOOR – 3,252 SQ FT AND 4,080 SQ FT, TOTTALLING 7,332 SQ FT
- THIRD FLOOR – 1,818 SQ FT
- CENTRAL NORWICH LOCATION
- HIGH SPECIFICATION OPEN PLAN OFFICES
- 19 ON SITE CAR PARKING SPACES

TO LET

Location

Cavell House is situated in a highly prominent position on the inner ring road, just to the north of Norwich City centre. Located at the junction of St Crispins Road with St Georges Street, there are a number of bars, restaurants and a Premier Inn in the immediate vicinity and the City centre itself is within a short walk.

The inner ring road (A147) provides easy access to Norwich railway station, the A11 and A140. Norwich airport to the north of the City has three flights per day to Amsterdam Schiphol Airport as well as others to a number of national and European destinations.



Description

Cavell House is an impressive five-storey brick built office which, together with Austin House, forms part of the property known as Stannard Place.

High specification open plan offices are provided to include:

- Comfort cooling and heating air handling system
- Fully accessible raised floors
- Carpets
- Suspended ceilings with integral LED lighting
- A complete redecoration throughout
- 19 car parking spaces.

The building also benefits from an impressive and spacious reception area, with male and female WCs situated within the common parts.

Accommodation

The net lettable area of the ground floor is 7,332 sq ft.

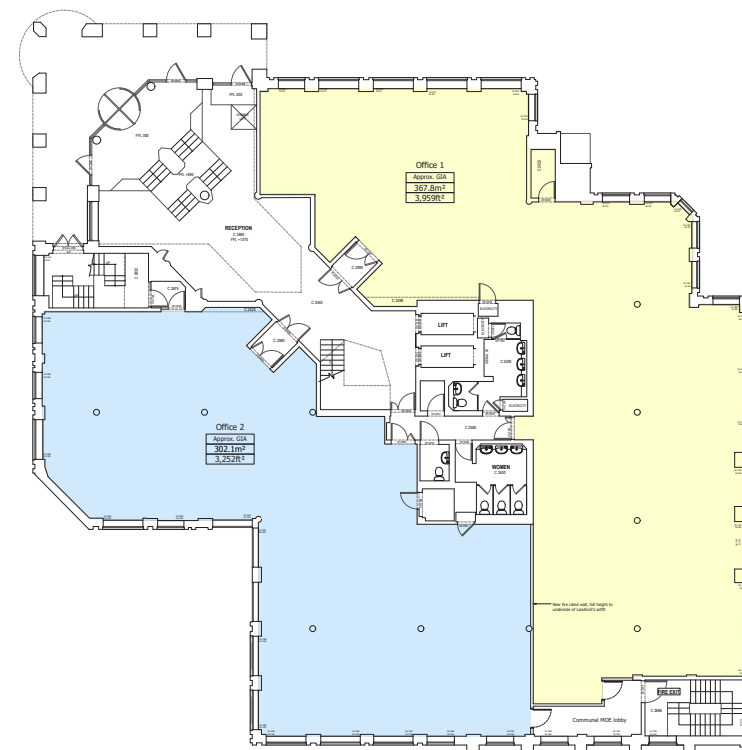
It can also be sub-divided to provide two smaller suites of 4,080 sq ft and 3,253 sq ft, respectively.

The net lettable area of the third floor is 1,818 sq ft.

A total of 19 car parking spaces are provided. The spaces are allocated on a pro rate basis at 1 space per 489 sq ft.

Terms

The offices are available on new full repairing and insuring lease terms.



Business Rates

According to the business rates section of the gove.uk website, the rateable values are assessed as follows:

Ground floor - £74,000

Third floor - To be assessed following sub division works.
Further details available on request.

Energy Performance Certificate

A copy of the EPC is available upon request.





Further information

For further information or to arrange a viewing, please contact the joint sole agents:

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