

Ground floor, Kingfisher House, 1 Gilders Way, Norwich NR3 1BU

Two Grade A office suites



- 4,575 sq ft and 5,960 sq ft (425 sq m and 554 sq m) of high specification offices
- A total of 10 on-site car parking spaces – more available by separate negotiation
- Superb location on the banks of the river Wensum and next to the inner ring road

To Let



Location

Kingfisher House is situated at the eastern end of St James Place next to the Nuffield Health gym and accessed via Gilders Way.

The other occupier in the building is Birketts solicitors.

Description

The building comprises a modern Grade A office building over four floors.

The specification includes comfort cooling & heating, fully accessible raised floors, carpets, suspended ceilings with recessed lighting and double glazing.

There is an impressive full height atrium which forms the main entrance. There are male, female & disabled WCs in the communal core, with two entrances to the ground floor offices.

Accommodation

The approximate net internal areas are:

Ground floor suite A	-	4,575 sq ft (425 sq m)
Ground floor suite B	-	5,960 sq ft (554 sq m)
Total	-	10,535 sq ft (979 sq m)

A total of 10 car parking spaces will be provided to be allocated on a pro-rata basis.

Further spaces can be made available on licence by separate negotiation.

Terms

New full repairing and insuring leases are available on terms to be agreed. Rent upon application.



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