



52 MAGDALEN ROAD, NORWICH NR3 4AQ

TO LET | SELF-CONTAINED BUILDING WITH PARKING

2,022 SQ FT (188 SQ M)

- Mix of mostly offices and storage
- 7 on-site car parking spaces
- Prominent position just to the north of the City centre
- **Under refurbishment – available September 2024**

SUMMARY

Location

The property is prominently situated at the junction of Shipstone Road with Magdalen Road, $\frac{3}{4}$ mile to the north of Norwich city centre.

The inner ring road is within a short drive, where access is provided to Norwich Station. The A1151 Sprowston Road, one of the city's main arterial routes is also close by.

Magdalen Street to the south is a popular area of Norwich providing a variety of shops, cafes and restaurants.

Description

The property comprises a stand-alone building providing mostly offices, with some storage and a generous amount of on-site parking.

On the ground floor there are four separate offices, along with a good-sized kitchen and break out area. There are three more office rooms on the first floor.

The specification includes carpets, painted walls, strip lighting and central heating. There are male, female and disabled WCs on the ground floor.

Externally, there is a former garage which has been converted to storage, along with 7 on-site car parking spaces.

The property is currently under refurbishment, with completion scheduled for September.

Accommodation

The following net lettable areas are provided:

Ground floor

Offices	935 sq ft (87 sq m)
Kitchen/break out	269 sq ft (25 sq m)

First floor

Offices	410 sq ft (38 sq m)
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Store	408 sq ft (38 sq m)
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Total	2,022 sq ft (188 sq m)
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Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed.

The quoting rent is **£22,500 per annum**.

Legal costs

Each part to be responsible for their own legal costs incurred in the transaction.

Enquiries

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GALLERY

