



ST GEORGES HOUSE, 15A SALHOUSE ROAD, NORWICH NR7 9AU

TO LET | ECONOMICAL OFFICES
1,482 TO 3,062 SQ FT (138 TO 284 SQ M)

- Established location a short drive from the outer ring road
- 26 on-site car parking spaces (one space per 118 sq ft)
- £7.50 per sq ft rent on flexible terms
- May sell

LOCATION

The property is situated 2 miles to the north-east of Norwich City centre in an established location, and a short distance from the A1042 outer ring road.

The A1270 (Northern Distributor Road) is 2 miles to the east, with direct access along Salhouse Road.

This in turn provides a dual carriageway link to Norwich Airport and the A47 at the Postwick junction to the south. The A47 links to Great Yarmouth in the east, the A11 and beyond to King's Lynn in the west.

Other occupiers in the immediate vicinity include Fitzmaurice Carriers, MSI International and Berry Global.

At the Sprowston Retail Park a short distance to the west, there is a KFC.

The property is directly accessed off Salhouse Road.

Sat Nav – NR7 9AU



SUMMARY

Description

The property comprises a two-storey stand-alone office building, with a generous amount of car parking.

The reception is at the western end of the building and there are male & female WCs on both floors, which are linked by stairs.

The first floor provides a number of separate offices of varying sizes, whereas the ground floor provides more open plan areas.

The specification includes carpeted solid floors, ceiling mounted light fittings, central heating with radiators and dado trunking.

Accommodation

The net lettable areas are as follows:

First floor	-	1,580 sq ft (147 sq m)
Ground floor	-	1,482 sq ft (137 sq m)
Total	-	3,062 sq ft (284 sq m)

Externally, there are 26 marked car parking spaces representing a ratio of one space per 118 sq ft.

Additional information

Terms

The building is available either as a whole or on a floor-by-floor basis on a new lease for a term to be agreed.

Rent upon application.

Business Rates

According to the business rates section of the gov.uk website, the property has an RV of £28,000.

EPC

A copy of the EPC is available upon request.

Costs

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

Further information

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

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GALLERY

