

**INCENTIVES
AVAILABLE**



78-80 PRINCE OF WALES ROAD, NORWICH, NR1 1NJ

REFURBISHED FIRST FLOOR OFFICE

- Car parking for two vehicles
- Comprehensively refurbished throughout
- Well proportioned accommodation with original features
- Low business rates
- Communal kitchen and WC facilities (newly refurbished)
- Well located between Norwich Railway Station & Norwich City Centre

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BROWN & CO

Property and Business Consultants

brown-co.com

TO LET £12,000 pax | 80.28 sq m (864 sq ft)

Location

The property is located on Prince of Wales Road, a primary route between Norwich Railway Station and Norwich City Centre.

It is a lively location with a variety of office occupiers as well as shops, bars and restaurants. Other nearby occupiers include Spencer Ward, Straightforward Recruitment, Gilson Bailey, Tesco Express and Fisher & Co.

Description

The property comprises a newly refurbished mid-terrace period office on Prince of Wales Road, with dedicated ground floor access and stairs, leading to the first-floor office accommodation.

The first-floor benefits from attractive period features, to include ceiling roses and cornice work together with original fireplaces and is undergoing a comprehensive refurbishment.

The property benefits from shared kitchen and WC facilities which have been comprehensively refurbished, together with two carparking spaces to the rear.

Accommodation

The property provides the following net internal floor areas:-

Description	sq m	sq ft
Ground floor entrance & stairs	-	-
Kitchen	-	-
First floor offices	80.28	864
Total NIA	80.28	864

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Business rates will be the responsibility of the occupier, and the property has been assessed as follows:-

Description	Office & premises
Rateable Value	£9,500
Rates payable for 2025/2026	£4,741*

*The rateable value is below the minimum value threshold and an occupier may therefore be eligible for full rates relief. Please contact Norwich City Council business rates team for further information.

Rent

£12,000 per annum exclusive.

Tenure

The premises is available to let on a new internal repairing and insuring lease for a term of years to be agreed.

VAT

It is understood that VAT is not applicable, and will not be charged in addition to the rent

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

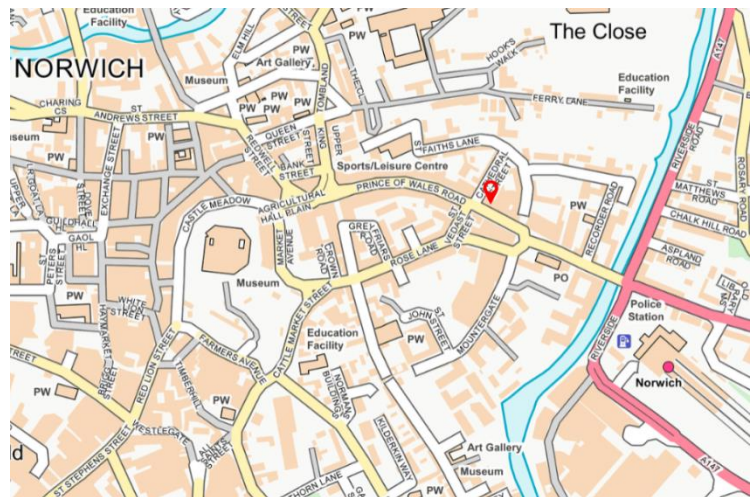
The property has an EPC rating of C(74).

Viewing & Further Information

Strictly by appointment with the sole letting agent: -

Lily Jerome

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IMPORTANT NOTICES

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