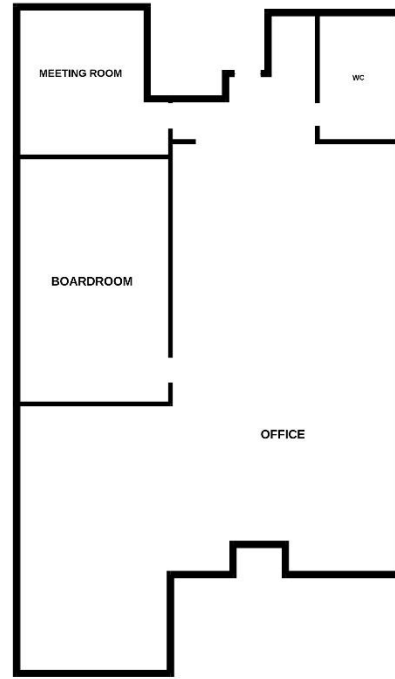
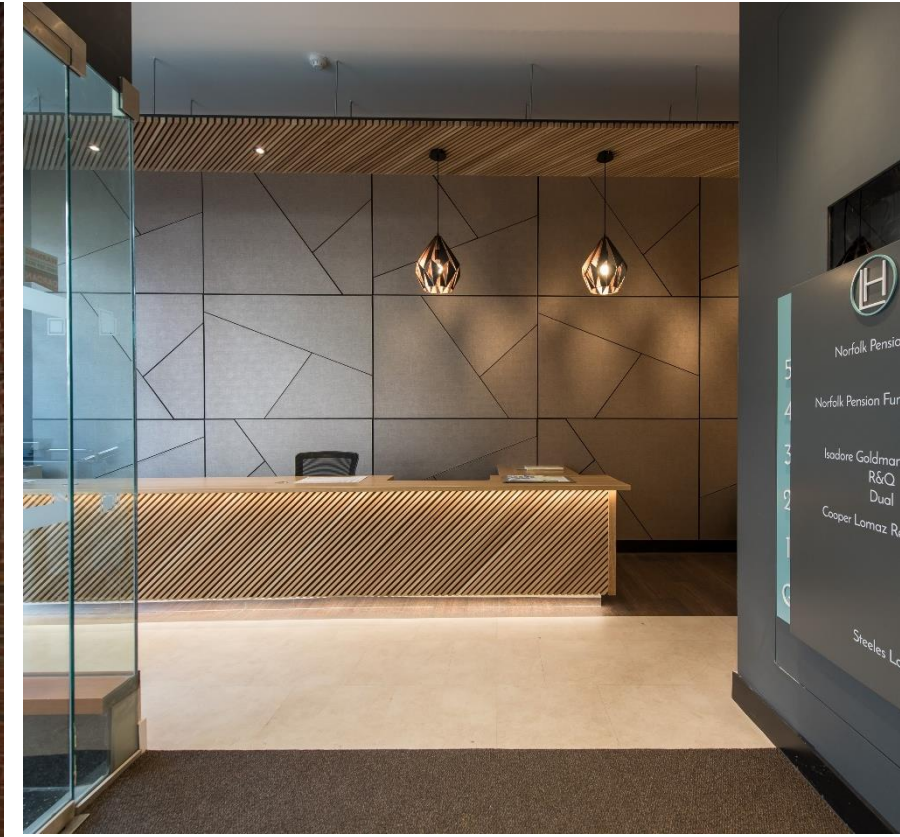


4TH FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, wall, ceiling and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The location, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See also the main floor plan.



Modern City Centre Office 266.45 m² (2,868 SqFt)

Office
To Let

- HIGH QUALITY SPECIFICATION
- TWO CAR PARKING SPACES
- PRIME CITY CENTRE LOCATION
- MANAGED RECEPTION
- AVAILABLE IMMEDIATELY

Fourth Floor Lawrence House, 5 St. Andrews Hill, Norwich, NR2 1AD

Lawrence House is a prominently located multi-let office building situated on St Andrews Hill, in the heart of Norwich city centre. The property benefits from close proximity to the city's main retail and leisure amenities, and offers convenient access to the inner ring road as well as key routes including the A11, A140, and A47.

The building is home to a number of professional occupiers, including Brewin Dolphin, Isadore Goldman Solicitors, and Savills.

Other occupiers in the immediate vicinity include Norwich University of the Arts, HSBC Bank and Cinema City, along with a variety of bars, pubs and restaurants.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



Description

The premises comprise the fourth floor of a six storey multi-let office building, which has recently undergone a comprehensive refurbishment.

The suite provides high quality, modern open plan office accommodation with air conditioning, LED lighting, perimeter trunking and new carpets throughout.

The building benefits from a refurbished reception and two passenger lifts serving all floors. Shared facilities include WCs and basement car parking.

The new St Andrews car park is a short distance from the building

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor area:

TOTAL NIA: 266.45 m² (2,868 sq ft)

Terms

The property is available by way of an assignment of the current lease, on full repairing and insuring terms.

The current lease expires February 2029 with no further break option and a rent review due in February 2027. The lease is excluded from the 1954 Act.

Further terms available on request.

Full details and a copy of the lease are available from the Agents.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Offices and Premises

Rateable Value: £41,500

Rates Payable 2025/2026: £20,708.50

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: C

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Guy Gowing

guy.gowing@arnoldskeys.com

DDi: 01603 216804

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr/120

