



Ground Floor Retail/Office Unit 1,238 SqFt (115 m²)

Office/Retail

To Let

FORMING PART OF
LANDMARK NORWICH CITY
CENTRE DESTINATION

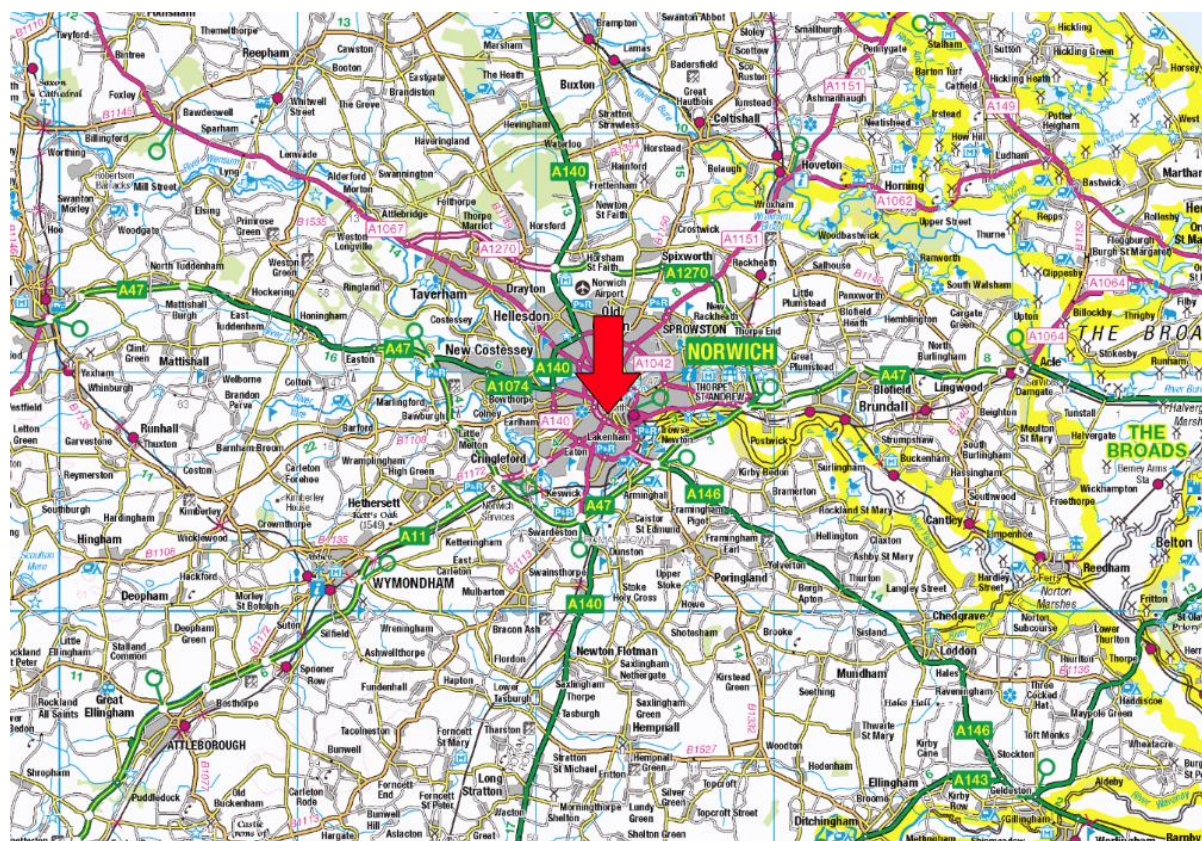
MODERN USEABLE
PREMISES CAPABLE FOR A
VARIETY OF USES

CAR PARKING AVAILABLE AT
THE FORUM SECURE CAR
PARK

AVAILABLE FROM AUGUST
2026

Unit GF2, The Forum, Millennium Plain, Norwich,
NR2 1TF

The Forum is a place of exploration, learning and exchange at the heart of Norwich and Norfolk. One of the most successful Millennium projects in the UK, it opened in 2001 it has become an iconic landmark and meeting place within Norwich City Centre. Last year 1.96m people came through its doors and every day visitors flood in to visit the Norwich Millennium Library, the UK's most popular public library, free exhibitions and events within The Atrium, one of The Forum's five annual festivals, one of the many markets or community meetings hosted there or to meet friends and family in Cafe Bar Marzano or Pizza Express. The Forum is also home to BBC East, On the Stall City and Norwich Business Improvement District.



Note: Arnolds Keys for themselves and for the vendors or lessors 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 lessee 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 property comprises a prominent ground floor E use class unit suitable for a variety of uses with fully glazed frontage. Internally the property is fitted with tile flooring, exposed concrete ceiling, floor boxes with power and data points and LED lighting. Shared WC and kitchen facilities are close by.

The Forum, managed by independent charity The Forum Trust, exists to give access to the people who live in, work in or visit Norwich access to cultural, educational and creative activities and to benefit the city and county socially and economically. Due to this Charitable Purpose, potential tenants must have a core function that incorporates a social, cultural, educational, or community-focused element/initiatives.

Accommodation

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

Description	M ²	Sq Ft
Total NIA	115	1,238

Terms

The premises are available to let on a new lease, for a term to be agreed at an initial annual rent of **£19,000 per annum exclusive**.

A Service Charge is levied to cover the cost of the common areas including management, building and grounds maintenance, water, external cleaning, cleaning of common areas, access, control, and security.

There is also a Sinking Fund levied for repair and replacment of plant and equipment.

Business Rates

The premises has been entered onto the rating list as the following:

Description: Shop and Premises

Rateable Value: £17,750

Rates Payable 2026/2027: £6,494

Legal Costs

Each party to bear their own costs

VAT

VAT is currently chargeable and will be charged in line with current legislation.

EPC

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT – HRD/njr/120

