

OFFICE

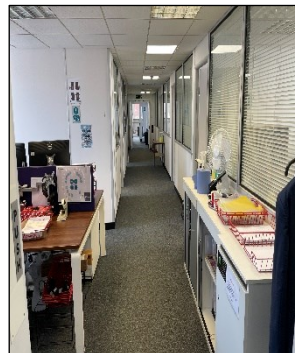
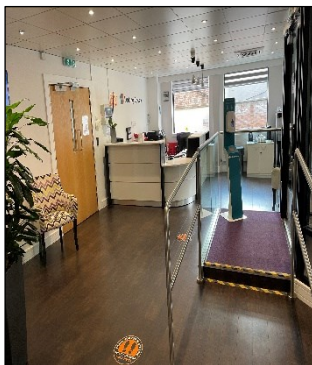
**KING STREET HOUSE  
15 UPPER KING STREET  
NORWICH  
NR3 1RB**

FRANCIS  
**DARRAH**  
Chartered Surveyors

**REFURBISHED  
OFFICES**

**TO LET**

**IN PRESTIGIOUS STAND  
ALONE BUILDING**



**Tel 01603 666630**

2 Redwell St, Norwich, NR2 4SE

**Email: [info@fdarrah.co.uk](mailto:info@fdarrah.co.uk)**

**[www.francisdarrah.co.uk](http://www.francisdarrah.co.uk)**

## LOCATION

King Street House is centrally located within Norwich's professional office quarter, a short walk from Norwich railway station and close to numerous bus stops serving the city and the surrounding area. Norwich's extensive cultural, leisure and shopping facilities are all close by.

Other occupiers nearby include **ITV Anglia, Create Consultancy, Leathes Prior Solicitors and Bidwells.**

## DESCRIPTION

King Street House offers the rare opportunity of a self-contained, city centre office building, suitable for single occupation as a prestigious head office or regional office with flexible open plan office space over 6 floors and on site parking for visitors.

The building will be refurbished to an occupiers specification to include:-

- Double glazed opening windows
- Perimeter trunking
- Air conditioning system providing heating and cooling
- Suspended ceilings with recessed lighting
- WCs on each floor
- Kitchen facilities
- 2 passenger lifts
- Bike storage and showers

## ACCOMMODATION

The premises provide office accommodation with the following approximate areas:-

Lwr Ground	Office/Staff	2,098 sq ft	194 sq m
Ground	Ancillary	1,445 sq ft	134 sq m
	Reception	905 sq ft	84 sq m
1 <sup>st</sup> Floor	Office	2,377 sq ft	220 sq m
	Office	3,366 sq ft	312 sq m
2 <sup>nd</sup> Floor	Office	3,366 sq ft	312 sq m
3 <sup>rd</sup> Floor	Office	3,366 sq ft	312 sq m
4 <sup>th</sup> Floor	Office	1,277 sq ft	118 sq m
	Boardroom	659 sq ft	61 sq m
		18,789 sq ft	1,745 sq m

6 car parking spaces



## TENURE

The property is being offered by way of a new full repairing and insuring lease for a length of term to be agreed subject to 5 yearly upward only rent reviews. **Rent on application.**

## RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £139,000.00 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

## ENERGY PERFORMANCE CERTIFICATE

Further details are available upon request.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment through joint sole agents:

### Francis Darrah Chartered Surveyors

Contact: Francis Darrah  
Tel: 01603 666630  
Email: [francis@fdarrah.co.uk](mailto:francis@fdarrah.co.uk)

### Roche Chartered Surveyors

Contact: Graham Jones  
Tel: 01603 619876  
Email: [graham.jones@rochesurveyors.co.uk](mailto:graham.jones@rochesurveyors.co.uk)

**SUBJECT TO CONTRACT**

July 2022

**Tel 01603 666630**

**2 Redwell St, Norwich, NR2 4SE**

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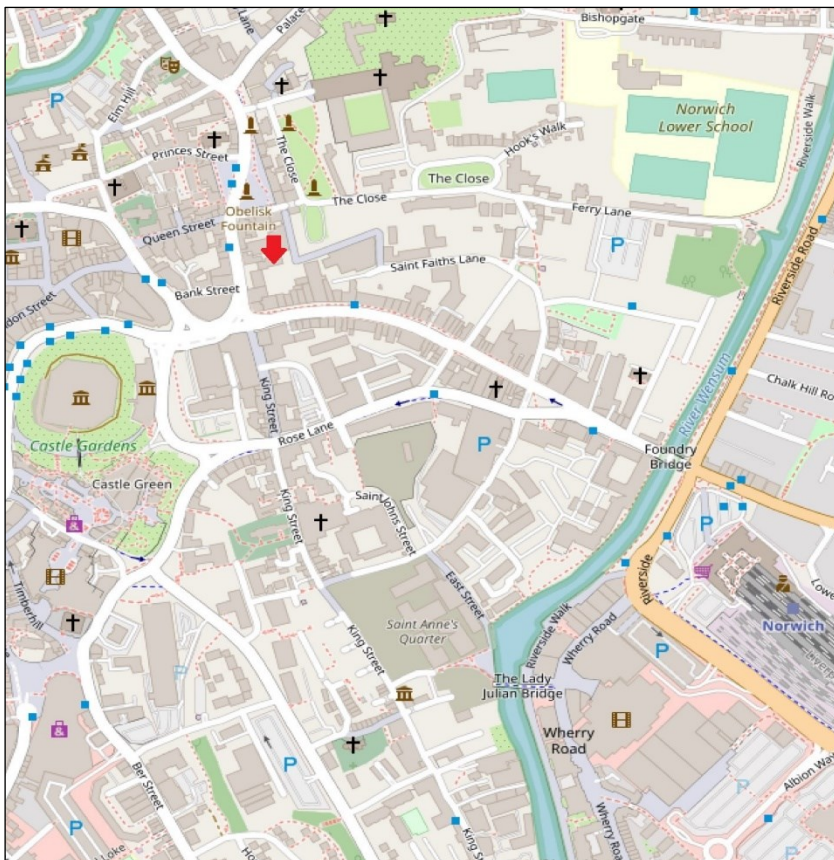




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