



94C ST BENEDICTS STREET NORWICH, NR2 4AB

WORKSHOP/STORAGE UNIT

- City Centre location
- Gated entrance off St Benedicts Street
- Parking available

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BROWN & CO

Property and Business Consultants
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TO LET £10,200 pax | 95.4 sq m (1,027 sq ft)

Location

The property is located on St Benedicts Street, a busy street within Norwich City Centre characterised by popular restaurants and independent shops. Nearby occupiers include Elite Academy, Headway Norfolk and Waveney and M.A.P.

Access to the offices is given through a courtyard to the rear of White Reflections Bridal Shop.

Description

The property is of red brick construction with a concrete floor and tiled roof. It has single-glazed, timber framed windows and personnel door to the front.

The premises to be let comprises a ground floor open-plan workshop, with a staff area incorporating a kitchenette and a smaller office/store, which has been divided into a further two sections, separated by wooden and glass framework.

There is no heating at the property and it is lit by wall mounted plug in lights.

Access is via a gated entrance on St Benedict's Street, with parking for two cars.

The property has previously operated within Class E and would be suitable for a wide variety of light industrial, warehouse and distribution uses, along with other leisure and recreational uses.

Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Workshop	75.0	808
Staff area	8.6	93
Offices/stores	11.8	127
Total NIA	95.4	1,027

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. The premises are yet to be assessed for business rates. Please enquire with Norwich City Council Business Rates team for further information

Rent

£10,200 per annum exclusive.

Tenure

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

VAT

It is understood that VAT is not applicable.

Legal Costs

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

EPC Rating

To be confirmed.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown&Co - Norwich

Lily Jerome

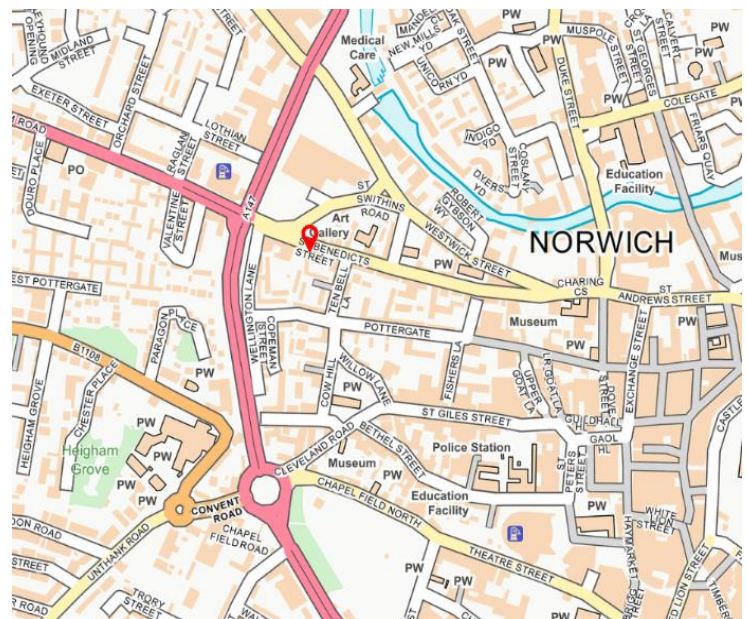
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