

# WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**9 CHARING CROSS  
NORWICH  
NORFOLK NR2 4AX**

- SELF-CONTAINED CITY CENTRE OFFICE UNIT
  - GROUND & FIRST FLOOR OFFICES
- WELL-PRESENTED SPACE FOR PROFESSIONAL USE

**LEASE AVAILABLE**

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## LOCATION

The unit is part of an attractive professional office terrace on Charing Cross, close to the St Andrews Car Park, within a short walk of the prime city centre retail area.

Adjoining occupiers on Charing Cross include solicitors, estate agents, recruitment agencies and design consultants.

## DESCRIPTION

The unit provides self-contained office space, freshly re-decorated and re-carpeted for letting purposes.

The ground floor layout is open plan, providing a spacious reception office.

At first floor level there are separate front and rear offices, with landing area and separate male and female wcs.

The previous occupiers were Mancroft Insurance Services and the unit is available due to proprietor retirement.

## ACCOMMODATION

Floor areas and room dimensions are approximately:

### Ground floor reception office:

33.0 sq.m. (355 sq.ft.)

4.73m wide x 7.43m depth (less stairwell)

### First floor front office:

12.7 sq.m. (137 sq.ft.)

3.33m x 3.12m plus recess

### First floor rear office:

11.0 sq.m. (119 sq.ft.)

2.73m x 4.73m

Male and female wcs off landing area.

## LEASE TERMS

The unit is available by assignment of an existing lease ending 30th November 2023, accordingly for a term of just under 3 years.

The rent for the remaining term will be £7,950 per annum, payable quarterly in advance.

Proportionate service charge and insurance sums are payable annually for the joint facilities provided by the landlord within the managed terrace.

## BUSINESS RATES

This unit is assessed at RV £6200

Since April 2017 full business rate relief has been available to small businesses occupying single premises of Rateable Value £12,000 or less.

## ENERGY PERFORMANCE CERTIFICATE

Band E (assessed November 2020)

## LEGAL FEES

Each party to bear their own legal fees.

## VIEWING

If you wish to view the property or require any further information from Wiseman Commercial please use one of the following options:

Telephone or text: 07805 713081

E-mail: [gary@wisemancommercial.co.uk](mailto:gary@wisemancommercial.co.uk)

Website: [www.wisemancommercial.co.uk](http://www.wisemancommercial.co.uk)

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