

# The Atrium St Georges Street | Norwich | NR3 1AP

First and Second Floor Offices | City Centre Location with Parking | 832.76 to 1,665.52 sq m (8,964 to 17,928 sq ft)

To Let



### Location

Norwich is the administrative centre of Norfolk and is widely regarded as the regional capital of East Anglia. It has a travel to work population of 367,000 with approximately 132,000 living within the City Council area. The city centre has a wide variety of leisure and cultural amenities and the business community is home to a number of national and regional businesses including Aviva, Marsh, Virgin Money, Anglian Television, Norfolk County Council and Norwich City Council.

### Situation

The property is located on a pedestrian street in a pleasant part of the city and in close proximity are a number of leisure and retail opportunities including independent cafes/restaurants and

Norwich Playhouse. Situated close to the Norwich University of the Arts, the city centre is approximately 500 metres from the premises. Norwich Rail Station with regular (two per hour ) services to London Liverpool Street is within easy walking distance.

### Description

The property is an attractive and distinctive red brick building, situated on St Georges Street.

The available accommodation comprises two floors being the first and second floors.

The first floor has been comprehensively refurbished and provides

open-plan accommodation with male and female WC facilities. The second floor can be refurbished to occupiers' requirements.

The accommodation has a self-contained ground floor entrance and benefits from 2 passenger lifts.

The refurbished accommodation benefits from comfort cooling, raised floors, suspended ceiling with inset lighting and a large atrium providing good natural light throughout.

Car parking is available in a separate car park, with 4 spaces available per floor. Further spaces may be available by separate negotiation.



### Accommodation

The property has the below accommodation, measured on an NIA basis:

	sq ft	sq m
First Floor	8,964	832.76
Second Floor	8,964	832.76
<b>Total</b>	<b>17,928</b>	<b>1,665.52</b>

### Rates

The property requires rating. Interested parties should make their own enquiries of Norwich City Council Rates Department: 01603 212282.

### Energy Performance Certificate (EPC)

The property has an EPC rating of D.

### Parking

4 parking spaces per floor will be allocated.

### VAT

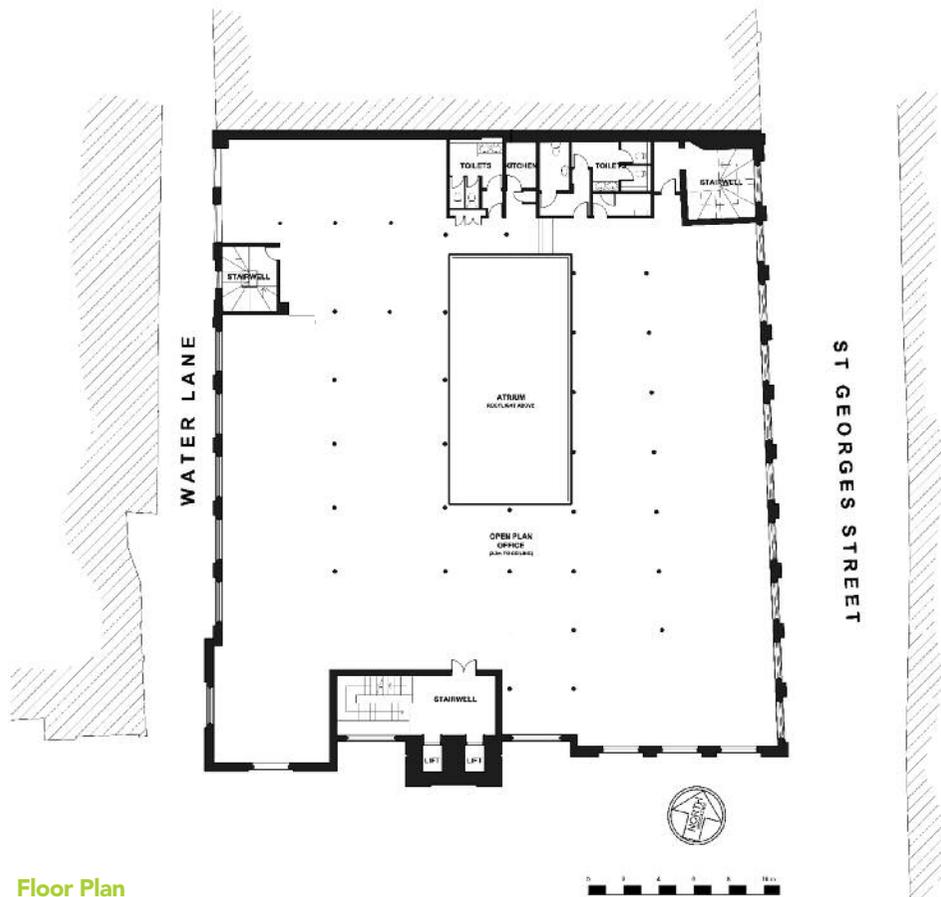
All rents and service charges will be subject to VAT.

### Terms

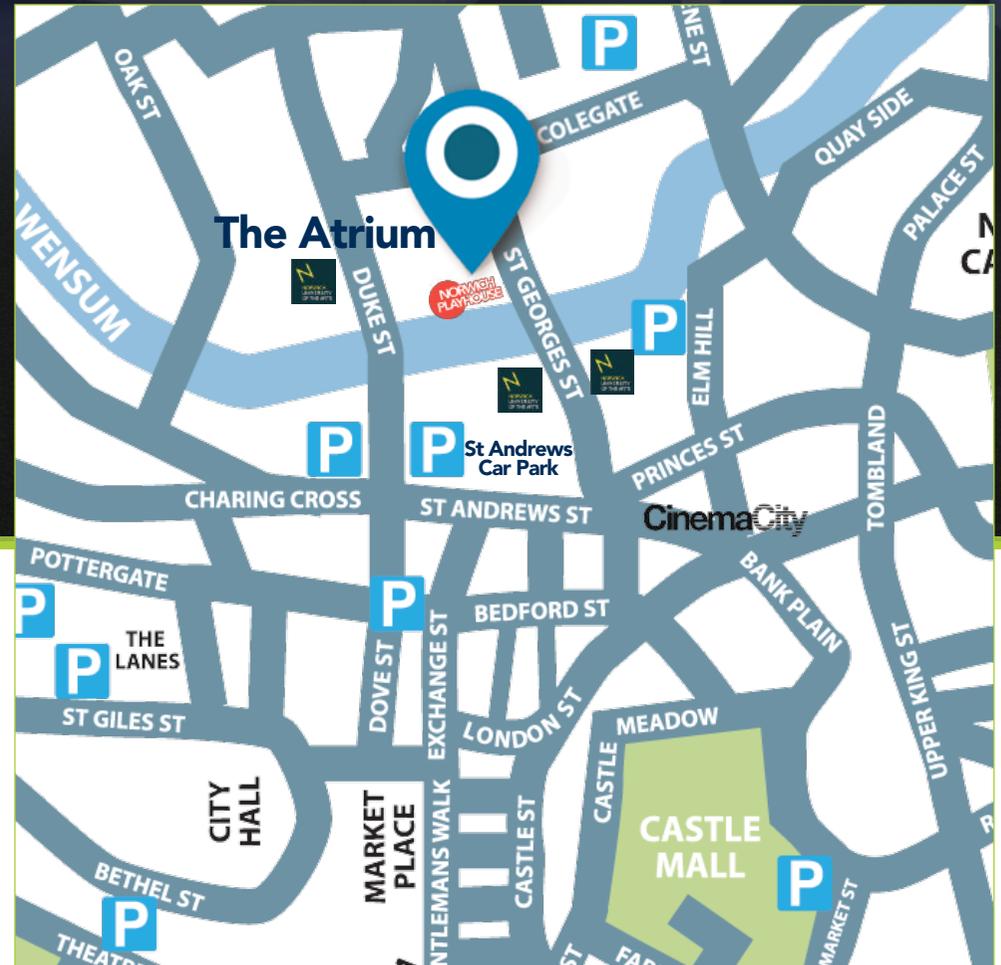
The property is available to let on a new lease, for a term to be agreed, with a service charge payable to cover appropriate costs of building and common part expenditure. The property is available as a whole or on a floor by floor basis.

### Rent

Upon application



Floor Plan





## The Atrium

### Viewing

Viewing strictly through the joint letting agents:



Sam Kingston  
**01603 756333**  
sam.kingston@rochesurveyors.co.uk



Nick Dunn  
**01603 598241**  
nick.dunn@brown-co.com

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*Subject to Contract*