



Studio 1 Netherconesford

King Street
Norwich
10017

POA

Full Description

LOCATION

Black Orange is pleased to present this conveniently situated fully serviced office in a private courtyard design hub within the centre of Norwich.

DESCRIPTION

Located in the popular Netherconesford, a development of ten aesthetically pleasing properties offering a variety of commercial space forming a small design hub of businesses. King Street has experienced extensive regeneration in recent years and is in close proximity to the city centre, train station and the riverside area, with the riverside leisure area being linked by the footbridge.

Studio 1 Sits above Gallery 95 facing out onto King Street and is a good sized office with two spacious rooms and access to a communal kitchen, toilet area and the added benefit of access to a shared private gated courtyard space. Recently redecorated and new carpet to be fitted throughout this space is ready to occupy.

SERVICES

All mains services are provided to the premises.

TERMS

Terms to be negotiated.

RATES

The Tenant is liable for the Business Rates, Studio 1 does benefit from falling within the scope of Small Business Relief.

VAT

The Landlord reserves the right to charge VAT.

LEGAL COSTS

Each party to bear their own legal costs in this transaction. However, the tenant is to provide an undertaking to cover the Landlords abortive legal costs should they withdraw from the transaction.



AVAILABLE FROM

Immediately

VIEWINGS

Strictly by appointment.

Contact: Robert Macdonald or Eleanor Smithers
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements