

## To Let: Offices



### Close to Railway Station

Office complex spanning 5 floors. Most floors are self-contained offices with a variety of businesses. Internally, the property provides serviced offices, with an aesthetically pleasing ground floor reception area. In addition there is a communal kitchen and lounge area on the top floor.

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**QUALITY SERVICED OFFICES**

Close to Railway Station and all amenities.

Independent House  
18-20 Thorpe Road  
Norwich  
NR1 1RY

Viewing by prior appointment only. Available now.

Close to Norwich railway station and 5 minutes from Norwich City centre.

Independent House is an office complex spanning 5 floors. Most floors are self-contained offices with a variety of businesses utilising the services provided.

All space is left on flexible licences, minimum stay 3 months. 2 months deposit and 1 months rent required on your move in date.

**Facilities Include:**

Shared reception area complete with full time receptionist, large plasma screen TV, leather settees in a waiting area and two interview rooms available.

All back office costs such as water rates, heating, lighting and telephone line rental. Optional telephone system supplied, including a dedicated landline number, reception answering service (between 9 am and 5 pm) and call transfer facilities. Music on hold and away from desk message services available as part of your package.

Use of an administrator for the typing of letters and general office facilities you may wish to off load (small extra charge).

Zone parking close to Norwich City centre if this will be your registered address (additional charge to Norwich City Council).

On-site car space (if available of £100 per year, added to your account.)

**Rent:**

Total rent and service charge:

**S1**

Rent           £370pcm  
Maintenance   £280

**S2/S3**

Rent           £740pcm  
Maintenance   £560



Property Misdescriptions Act 1991

**IMPORTANT NOTICE**

All statements contained within these particulars and web site details are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:-

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.
3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.
5. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

NB Please note that these particular web details are issued in good faith but without responsibility.

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