



46 ROSE LANE, NORWICH, NR1 1PN

**FOR SALE | SELF-CONTAINED OFFICE BUILDING WITH
ON-SITE CAR PARKING
3,574 SQ FT (332 SQ M)**

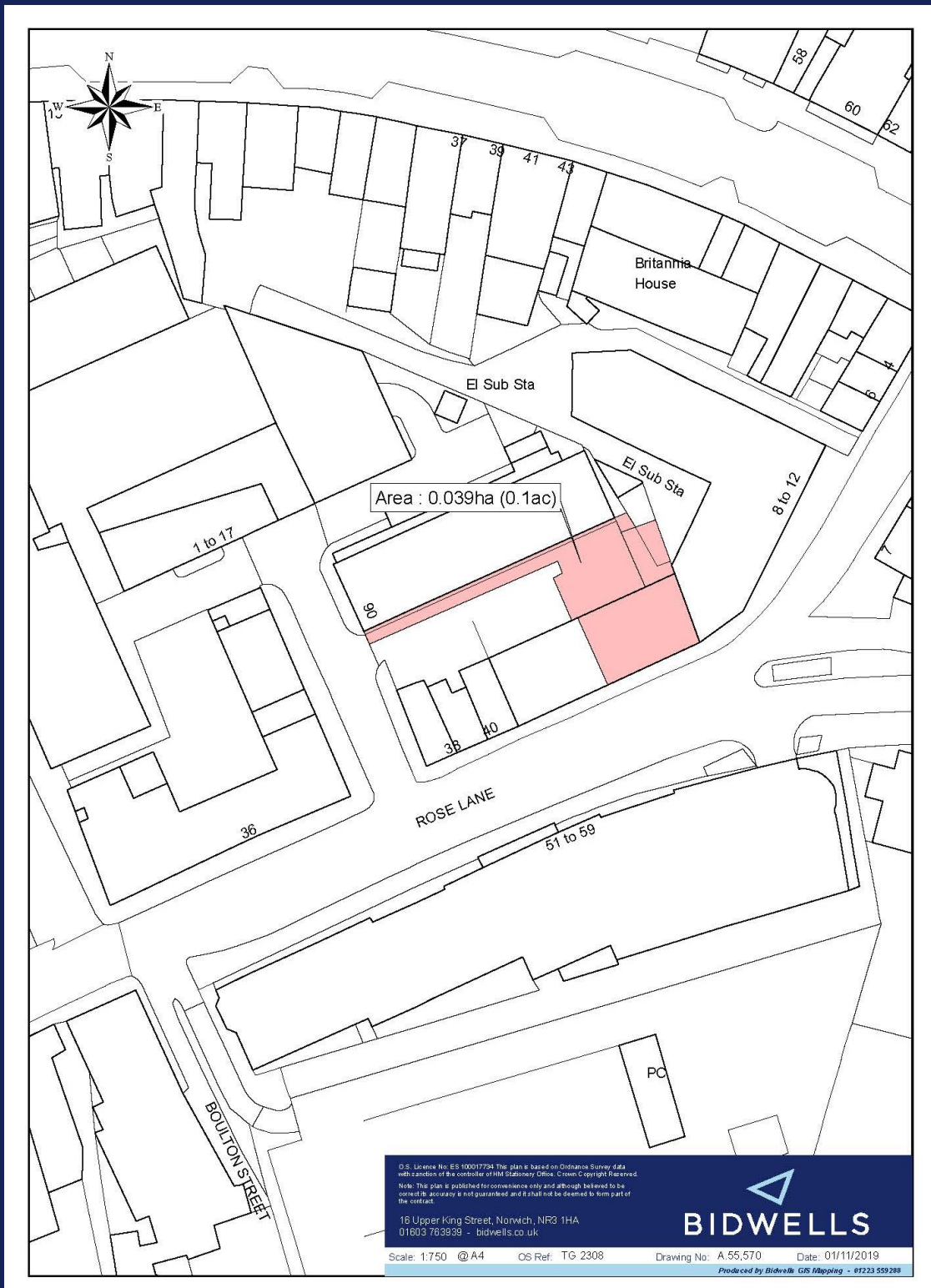
- Three storey offices
- Open plan floors
- On-site car parking spaces
- City centre location



LOCATION

46 Rose Lane is situated opposite the Union Building and close to the Rose Lane multi storey car park which provides 595 spaces. In close proximity is the Union Building, a multi let office with the Rooftop Gardens bar & restaurant, a Travelodge and further office accommodation, with API Engineering and CODER digital marketing neighbouring.

Norwich railway station and Castle Meadow, at which most buses stop, are within a walk of circa 500 metres in either direction of the Property.



SUMMARY

Description

This modern property built in 2005 provides open plan office accommodation over three floors. There is access to both Rose Lane and to the parking area at the rear.

The construction allows for raised floors and suspended ceilings. There is provision for the later addition of a lift if required.

Each floor is accessed via a staircase located at the front of the property. There is a hallway allowing access from the front to the rear of the ground floor, which makes each floor independent. There are WCs on the landings, kitchens on the ground and second floors, and a shower room installed on the ground floor.

The specification includes:

- Suspended ceilings with recessed lighting
- Air-conditioned comfort heating and cooling
- Raised accessible floors
- Aluminium double-glazed windows

There is an accessible WC on the ground floor, and male and female WCs on the first floor and second floor landings.

The parking at the rear is accessed via Maidstone Road and within the ownership is the road to the rear parking area (over which the neighbours have access rights).

There are four spaces however with double parking more cars can be accommodated. A bin store is also located here.

Accommodation

The following net internal floor areas are provided:

	Sq M	Sq Ft
Ground Floor	87.98	947
First Floor	120.89	1,301
Second Floor	123.20	1,326
Total	332.03	3,574

Additional information

Business Rates

According to the Valuation Office Agency website the property has three separate hereditaments totalling a Rateable Value of £52,750.

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Terms

The property is available on a freehold basis. Price on application.

VAT

The property has not been elected for VAT and so VAT will not be payable on the purchase price.

Energy Performance Certificate

The property has an EPC rating of D88, which is valid until 8 November 2029.

A copy of the EPC is available upon request.

Utilities

It is understood that the property has mains water/sewage, gas and electricity.

Planning

The building has been in use as an office which is now part of Use Class E – Commercial, Business and Service Class E. Specifically g) for – (i) an office to carry out any operational or administrative functions.

Unless there is a restriction on the original planning permission, the whole array of uses with Use Class E are available to the property.

It has been noted that an application for change of use to 3 holiday lets was applied for in February 2024, albeit the application remains pending approval.

Enquiries to:

To arrange a viewing or for further information, please contact:

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GALLERY

