Norwich – 18/20 Prince of Wales Road, Norfolk NR1 1LB
First and Second Floor Offices to Rent

BLUE ALPINE
PROPERTY CONSULTANTS



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Property Features:

- Comprises self-contained office accommodation
- Suspended ceilings incorporating Cat 2 lighting
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Within close proximity to multi storey public car park.
- Occupiers nearby include restaurant`s, estate agents, convenience store, barber shop and many more.





Property Description:

Comprises first and second floor office accommodation accessed from a separate ground floor entry, providing the following accommodation and dimensions:

First Floor Office: 155.6 sq m (1,675 sq ft)
Second Floor Office: 162.4 sq m (1,748 sq ft)

Total GIA: 318 sq m (3,423 sq ft)





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Terms:

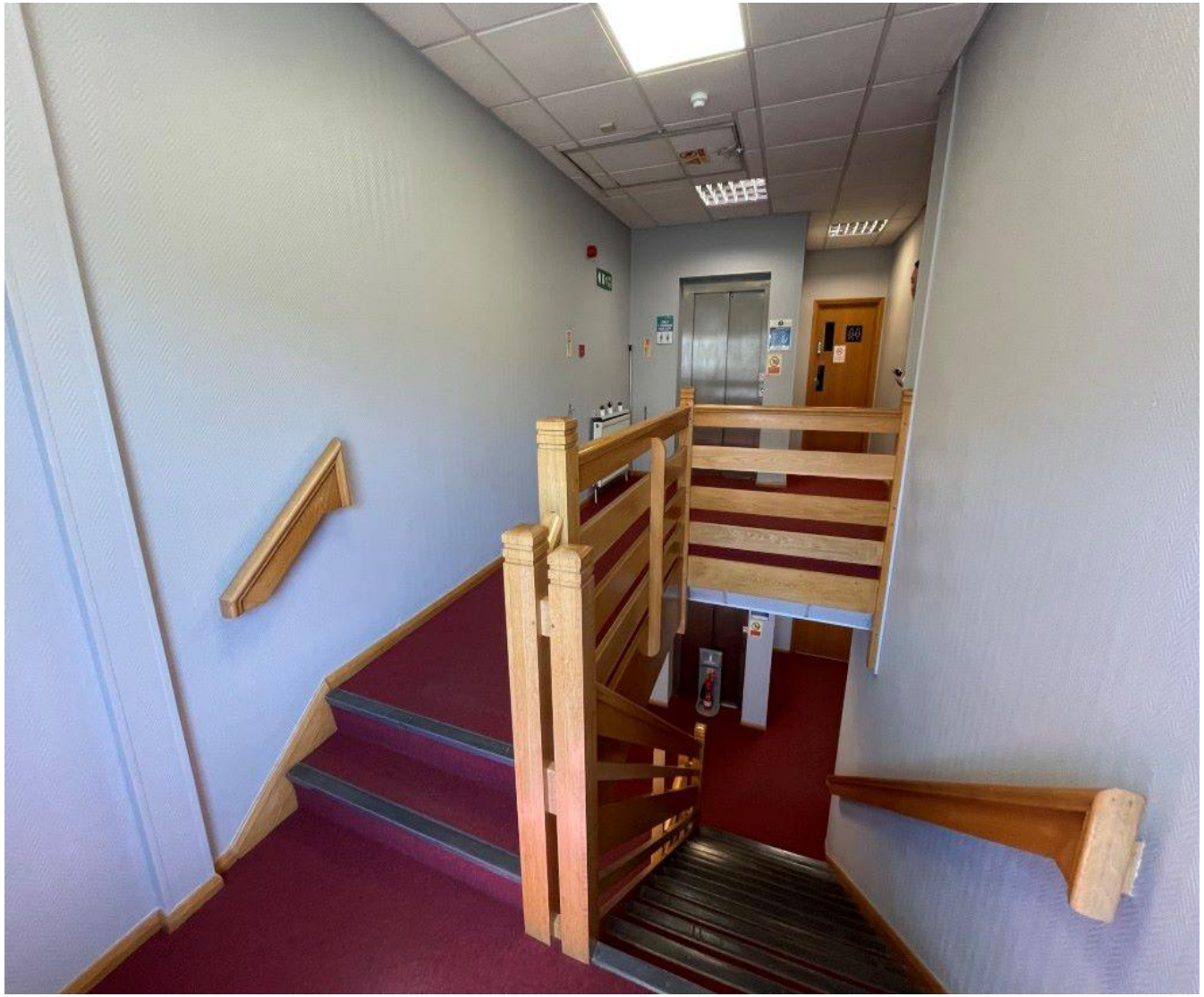
Available on a new lease with terms to be agreed by negotiation
Rent: £192.31 + VAT per week (PCM: £833.33 + VAT)
Deposit: £2,500 (3 Months)

Rateable Value: From 1st April 2026

Rateable Value First Floor: TBC
Rateable Value Second Floor: £23,500 p.a.
Rates Payable - TBC

EPC:

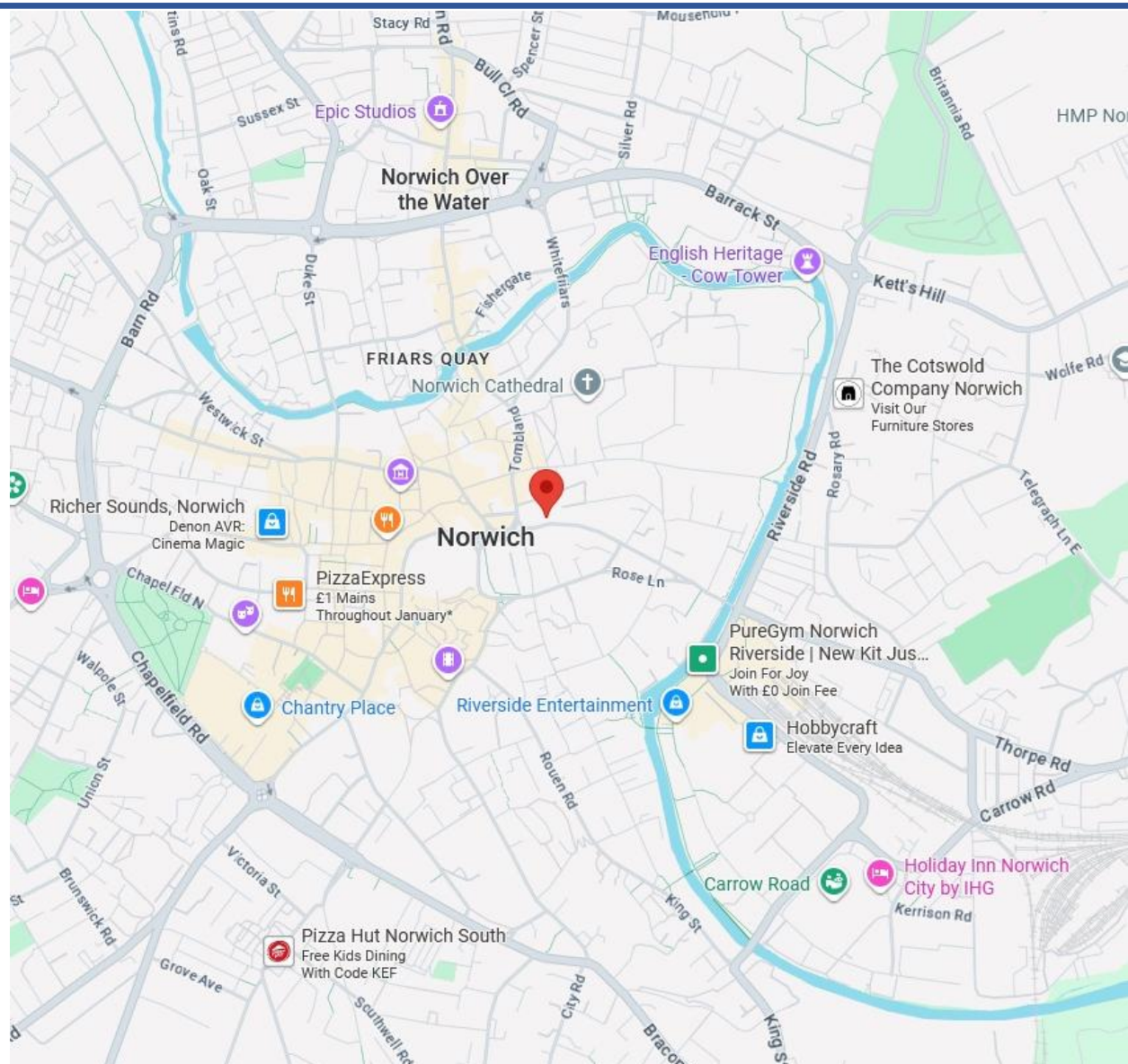
The property benefits from a D Rating. Certificate and further details available on request.



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Location:

Norwich city centre provides an extensive range of shops and amenities. Norwich Station is within walking distance, approximately 0.4 miles away from the property. The property is located on Prince of Wales Road, which is the main thoroughfare from the city centre and Tombland to the Riverside complex and train station. The area is a mixture of bars, offices, and residential accommodation and within easy walking distance to the main shopping areas of Chantry Place and Castle Quarter. Occupiers nearby include restaurant`s, estate agents, convenience store and many more.



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Contacts:

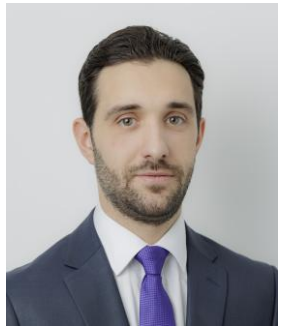
For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean
Senior Property Consultant
M: +44(0)7881 013606
E: daniel@bluealpine.com



Eric Yi
Property Consultant
M: +44(0)7342 484509
E: eric@bluealpine.com



Sam Georgev
VP Sales & Lettings
M: +44(0)7554 557088
E: sam@bluealpine.com



Callum Dormer
Sales & Lettings
M: +44(0)7766 753302
E: callum@bluealpine.com

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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