



SENTINEL HOUSE, 37-45 SURREY STREET NORWICH, NR1 3UY

Substantial Office Building in the Centre of Norwich

For Sale/To Let

Up to 9,587 sq m (103,196 sq ft)



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Location:

Sentinel House is situated in a highly prominent position just to the south of the city centre. It benefits from an extensive frontage onto Queens Road (which forms part of the inner ring road), with its main entrance off Surrey Street. There is also a secondary entrance onto All Saints Green.

Norwich bus station is within a short walk just to the north-west, as are the numerous retail and leisure amenities in the city centre.

The A11 and A140 are accessed within a short drive to the St Stephens Street roundabout, and the mainline railway station is approximately one mile away, also accessed via the inner ring road.

Description

The property comprises a modern five-storey office building of steel frame construction with red brick elevations under a pitched roof. There is a small ancillary space on both the fifth & lower ground floors.



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The building has two core areas, namely the Hexagon core and the Surrey Street core. There are two wings each off these cores, which allows the building the flexibility to be sub-divided both vertically, as well as on a floor-by-floor basis.

Specification/Amenities

The property typically benefits from the following specification:

- Raised floors
- Carpets throughout
- Suspended ceilings with recessed lighting
- Air conditioning
- Perimeter radiators
- Large ground floor conference room capable of being split into 2/3 smaller meeting rooms.
- Five 16-person lifts providing access to all floors

Accommodation

Fourth	6,352 sq ft	(590.2 sq m)
Third	21,150 sq ft	(1,964.9 sq m)
Second	23,596 sq ft	(2,192.1 sq m)
First	23,596 sq ft	(2,192.1 sq m)
Ground	25,569 sq ft	(2,375.4 sq m)
Lower Ground	2,933 sq ft	(272.5 sq m)
Total	103,196 sq ft	(9,587.2 sq m)

The property also benefits from 134 undercroft, decked and surface car parking spaces. At one space per 770 sq ft, this represents a very generous ratio for a city centre building of this nature.

The site area is 2.37 acres (0.96 hectares)

Tenure

The property is held on a long 150 year lease to expire June 20134 leaving circa 119 years unexpired.

The current rent passing is £100,000 per annum, which is subject to upward only 5 yearly reviews geared to 10% of the rack rental value of the property, with the next one being on 24 June 2019.



A copy of the head lease is available upon request.

Proposal

The building use is currently B1(a) offices.

The surface car park falls within an area designated for mixed-use development under the St Stephens Outline Masterplan.

A copy of a planning report prepared by Porta Planning is available upon request.

EPC

The building has a rating of 87, which falls within Band D. A copy of the EPC is available upon request.

Terms

Vacant possession is available from October 2015.

Expressions of interest are now being invited to either purchase the long leasehold interest in the whole or take a lease of part or the whole of the property.

Price/Rent

On application.



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Viewing

For further information or to arrange a viewing, please contact the joint sole agents.

