



## New Patricks Yard, 2 Recorder Road

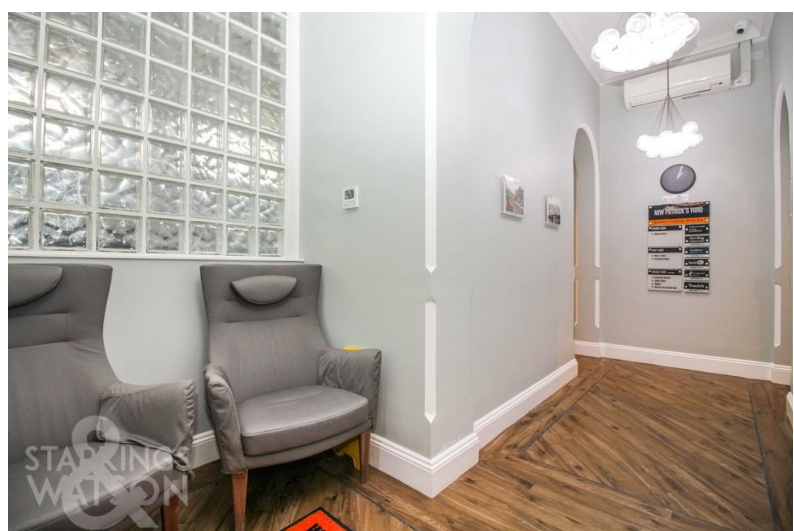
£975 pcm - Tenancy Info

Energy Efficiency Rating : TBC

- ✓ Serviced Office Space
- ✓ City Centre Location
- ✓ All Inclusive Rent
- ✓ Air-Conditioning
- ✓ Electric Charged Separately
- ✓ 220 Sq.ft of Space
- ✓ Ideal for 5-6 People
- ✓ Dedicated Fibre Internet

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





GROUND FLOOR 220 Sq ft. OFFICE AVAILABLE. New Patrick's Yard is a beautifully restored OFFICE BUILDING dating back to 1912; upgraded with the very LATEST TECH and a blisteringly fast dedicated fibre INTERNET connection. Work faster and smarter from this fully managed flexible office space, leaving you to focus on what's important. Licences to occupy for 12 months at a time. ALL INCLUSIVE RENT with direct fibre connection to internet, PHONE system and Norwich number, HEATING and LIGHTING, shared KITCHEN and MEETING SPACE, ON SITE SHOWERS and CYCLE STORAGE, and AIR CONDITIONING. ELECTRIC charged separately.

#### LOCATION

Located in the heart of Norwich City Centre within the hustle and bustle, close to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR1 1NR), but to help...Heading out of Norwich City Centre on Prince of Wales Road, signposted to the Train Station, take the left hand turning onto Recorder Road, where the development can be found on the right hand side.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 are advised to recheck the measurements