

abbotFox

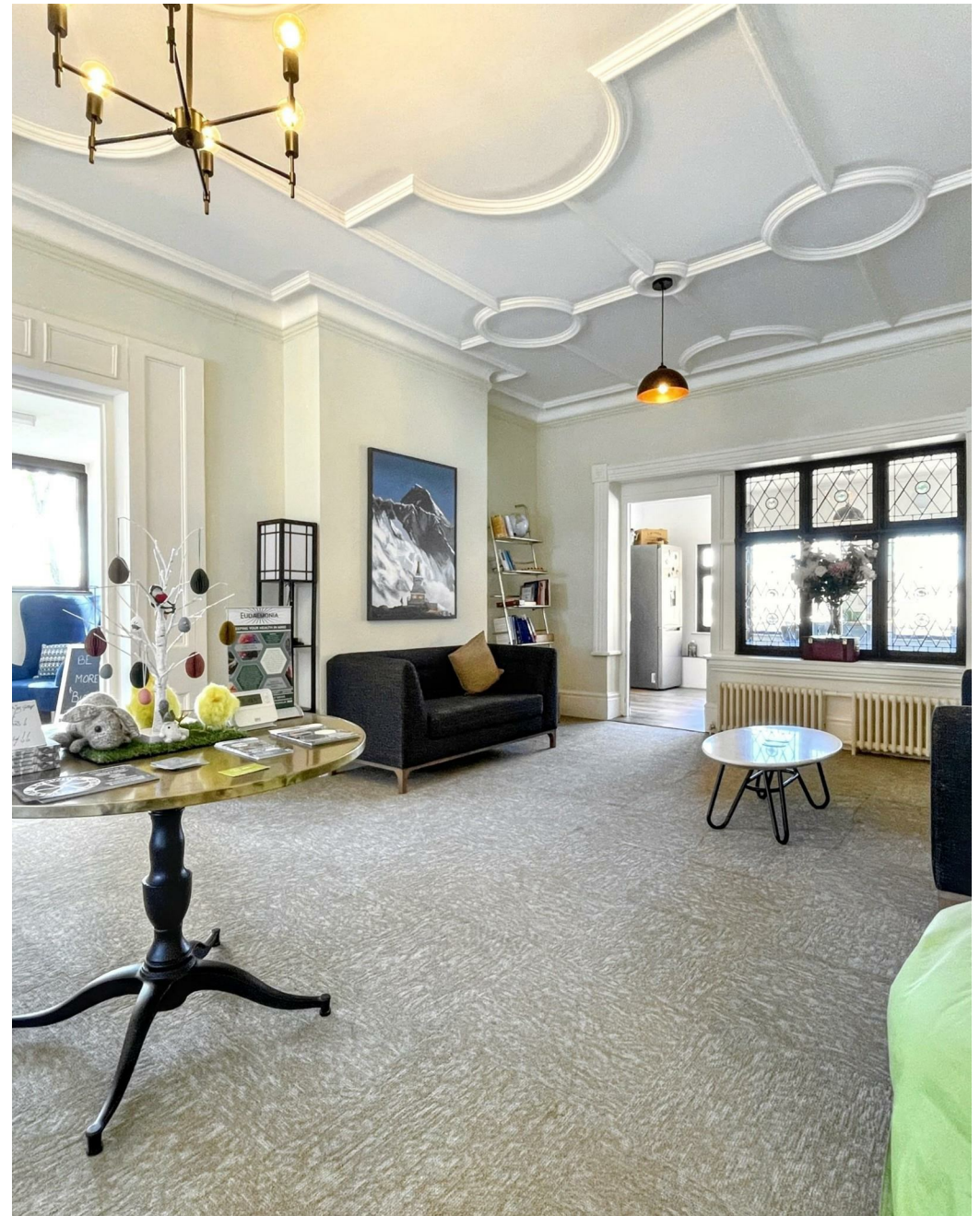
Clarence House

Close to Norwich Train Station, NR1
£700 PCM

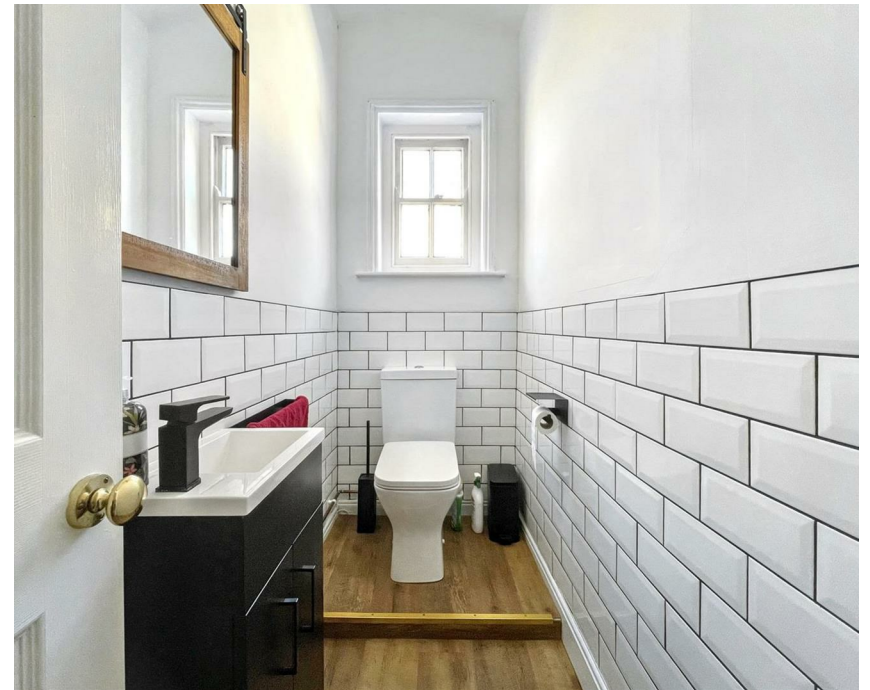
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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox is pleased to offer an all-inclusive commercial space within a historic, but modernised building, with available parking, excellent communal facilities and exquisite décor throughout.

The building is accessed via Lower clarence Road and exits onto Clarence Road. An adequate car park has individual spaces that can be allocated for £80 per calendar month. Bihourly guest parking is available at a rate of £2.50.

This building has a secure communal entrance, decorated with wood panelling and tiled flooring. The entrance hall is laid with carpet flooring which continues through to a converted Ball Room, creating a quiet social space with ample seating, for the exclusive use of partners and their clients

Off the 'Ball Room' is a good specification, communal kitchen and dining area, complete with stylish storage units, butcher block worktops, providing a fridge freezer, integrated fridge and dishwasher.

A communal WC with hand wash basin is provided on the ground and 1st floor.

The office spaces currently available are found on the first floor, access via a stunning and original wooden banister staircase. The rooms are laid with quality carpet flooring, decorated neutrally and absorb plenty of natural light.

Front aspect room (Right) - 20.8 SQ M

Front aspect room (Left) - 29.4 SQ M

Rear aspect room (Right) - 16.3 SQ M

This building and its partners also have the benefit of using an aesthetically pleasing 25.1 SQ M. boardroom. This boardroom is charged at a half and full day rate. Please enquire for further information.

Guest/client parking is available at a rate of £2.50 per 2 hours.

Viewings are available upon request. Any further information please contact Alexander & Co .

CLARENCE HOUSE, NR1
MULTIPLE OFFICE/THERAPY ROOMS
PARKING ON SITE/ALLOCATED AVAILABLE
HIGH SPECIFICATION FACILITIES
CLOSE TO CITY CENTRE
WC ON GROUND & 1ST FLOOR







THE HIGHLIGHTS__

- CLARENCE HOUSE, NR1
- ALL INCLUSIVE MONTHLY RENT
- CLOSE TO CITY CENTRE
- PARKING ON SITE/ALLOCATED AVAILABLE
- MULTIPLE OFFICE/THERAPY ROOMS
- HIGH SPECIFICATION FACILITIES
- WC ON GROUND & 1ST FLOOR

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.