



AVAILABLE TO LET

Nelson House

119 Prince of Wales Road, Norwich, UK NR1 1DU



GERALDEVE

SHORT TERM OFFICES FOR RENT, 7,290 - 31,103 SQ FT

To request a viewing call us on 020 7489 8900

For more information visit <https://realla.co/m/36845-nelson-house-119-prince-of-wales-road>

Michael Nzekwue
mnzekwue@geraldev.com

Jess Nutt
jnutt@geraldev.com

Nelson House

119 Prince of Wales Road, Norwich, UK NR1 1DU

To request a viewing call us on 020 7489 8900



GERALDEVE



Short term, economical offices to let

Highlights

- Prominent riverside position close to Norwich train station
- Within walking distance of local amenities
- Partially fitted out with meeting rooms, kitchenettes, comms room & open plan offices
- Perimeter cooling units, suspended ceilings, carpeted floors & perimeter trunking
- Efficient floorplates

Property details

Rent	P.O.A
Est. rates payable	£4.06 psf
Building type	Office
Sizes	7,290 to 31,103 Sq ft
Lease details	Available on a short term lease(s) for a term up to 2 years.
EPC category	E

Floor	Size sq ft / sq m	Planning usage	Status
Level 1	7,290 NIA 677.26 NIA	B1	Available
Level 2	11,841 NIA 1,100.07 NIA	B1	Available
Level 3	11,972 NIA 1,112.24 NIA	B1	Available
Total	31,103 2,889.57		

* All sizes NIA

More information

[Visit microsite](#)

<https://realla.co/m/36845-nelson-house-119-prince-of-wales-road>

Contact us

Gerald Eve (City Office Leasing)
46 Bow Lane, London EC4M 9DL

www.geraldeve.com

020 7489 8900

info@geraldeve.com

<https://www.linkedin.com/company/gerald-eve>

@GeraldEveLLP

Michael Nzekwue

Gerald Eve

020 7333 6336

mnezkwue@geraldeve.com

Jess Nutt

Gerald Eve

0207 653 6846

jnutt@geraldeve.com

Quote reference: RENT-36845

23/01/2019 Conditions under which these particulars are issued All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. This statement does not affect any statutory rights you may have nor does it intend to limit Gerald Eve's liability which cannot be excluded or limited by law. Particulars issued [October, 2018].