



**Cambridge House, 26 Tombland, Norwich, NR3 1RE**  
**A Grade II Listed Office Building in the heart of Norwich**

# OFFERS INVITED

- 18<sup>TH</sup> CENTURY, GRADE II LISTED BUILDING IN CITY CENTRE LOCATION.
- OFFICE USE ARRANGED OVER FOUR FLOORS
- WALKING DISTANCE TO TRAIN AND BUS STATIONS
- LET IN ENTIRETY TO FIRM OF SOLICITORS
- LEASE EXPIRY MAY 2023
- CURRENTLY PRODUCING AN INCOME OF £61,000 PA
- RENT REVIEW BEING CONCLUDED AT £75,000 PA
- APPROXIMATELY 7,317 FT<sup>2</sup>

## VIEWING

Accompanied viewings internally by prior appointment with the owners.

## CONTACT

For further information, please contact Targetfollow:

01603 767616  
enquiries@targetfollow.com

## CAMBRIDGE HOUSE

### LOCATION

The building is located in the heart of the historic Tombland district of Norwich City Centre, popular with legal and financial service businesses. The property boasts excellent transport links, with Norwich Train Station just a five minute walk from the property, and Norwich's vibrant business, retail and leisure districts in close proximity, enabling strong business to business connectivity.

### TENURE

Freehold

### DESCRIPTION

Attractive 18<sup>th</sup> Century end of terrace building. Traditional brick construction, feature sash windows and chimneys and attractive entrance porch. Let to an established legal firm who have been in occupation for over 30 years.

### SERVICES

We understand that all main services are available for connection. Interested parties should ensure the adequacy and availability of these services for connection.

### VAT

This property is elected for VAT.

### LEGAL COSTS

All parties to be responsible for their own legal costs.

