

**Lot 20, 18 Colegate, Norwich,  
Norfolk NR3 1BQ**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Attractive Freehold City Centre Office Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

## Property Information

### Attractive Freehold City Centre Office Investment

- Highly Attractive Grade II Listed office building
- Let to Oak Lodge Business Centre Ltd
- Approximately 384.30 sq m (4,137 sq ft)
- Potential Residential Conversion (subject to consents)
- Situated within the attractive Norwich City Centre Conservation Area.

#### Lot

20

#### Auction

12th February 2026

#### Rent

£30,000 per Annum Exclusive

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

### Location

<b>Miles</b>	45 miles north of Ipswich, 61 miles northeast of Cambridge
<b>Roads</b>	A11, A47, A140, A146
<b>Rail</b>	Norwich Railway Station
<b>Air</b>	Norwich Airport

### Situation

Norwich is a highly attractive and historic Cathedral City in the county town of Norfolk, with a population of 143,900 (ONS). With Norwich Castle and Norwich Cathedral attracting an additional Tourist Population. The City of Norwich also benefits from some 17,500 University of East Anglia Students.

The property is situated on the north side of Colegate at its junction with Friars Quay, within the Norwich City Centre Conservation Area. The surrounding area is a popular mixed-use location comprising offices, residential and leisure users, with Norwich Cathedral approximately 250 metres to the southeast. The location benefits from a large Council pay & display car park accessed from nearby Golden Dog Lane.

### Tenure

Freehold.

### EPC

Band D

### Description

The property is a handsome Grade II Listed office building with office accommodation on Ground, first and second floors and ancillary accommodation in the basement. The property benefits from a rear garden and rear access via Friar Quay.

The properties may be suitable for alternative uses, including potential residential conversion, subject to the necessary consents.

### VAT

VAT is not applicable to this lot.

### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

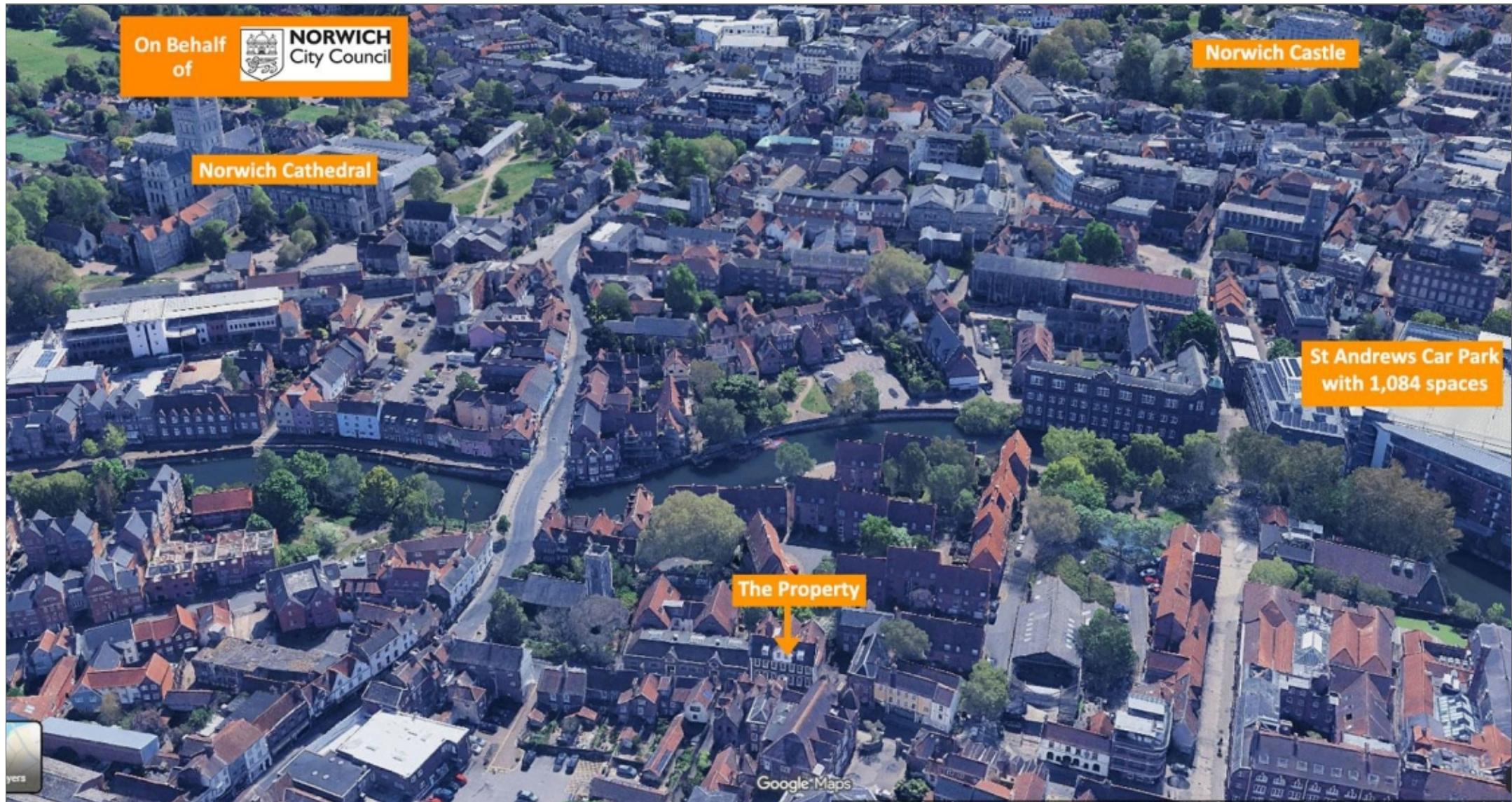
**Tenancy & Accommodation**

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
18 Colegate	Ground Basement First Second	Offices	108.90 56.30 113.50 105.60	(1,172) (606) (1,222) (1,137)	OAK LODGE BUSINESS CENTRE LIMITED (CRN: 07711768)	10 years from 08/07/2019	£30,000	08/07/2024 (07/07/2029)
<b>Total Approximate Floor Area</b>			<b>384.30 (1)</b>	<b>(4,137)</b>			<b>£30,000</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

# Lot 20, 18 Colegate, Norwich, Norfolk NR3 1BQ

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Attractive Freehold City Centre Office Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

**Lot 20, 18 Colegate, Norwich,**

**Norfolk NR3 1BQ**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



**Lot 20, 18 Colegate, Norwich,  
Norfolk NR3 1BQ**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



**Lot 20, 18 Colegate, Norwich,  
Norfolk NR3 1BQ**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



**Lot 20, 18 Colegate, Norwich,  
Norfolk NR3 1BQ**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



**Lot 20, 18 Colegate, Norwich,**

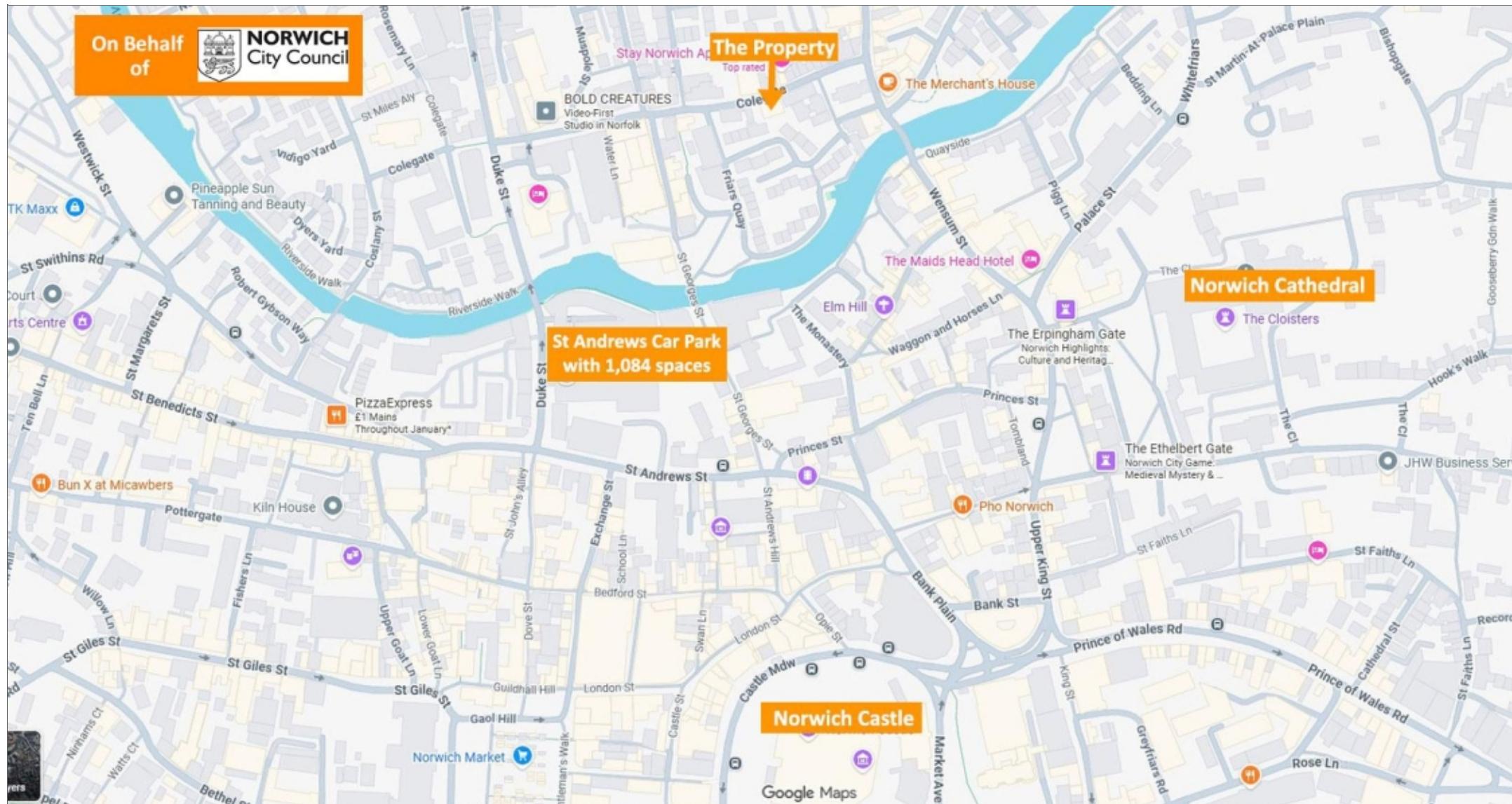
**Norfolk NR3 1BQ**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



# Lot 20, 18 Colegate, Norwich, Norfolk NR3 1BQ

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**John Mehtab**  
+44 (0)20 7034 4855  
+44 (0)7899 060 519  
[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

**Gway Kanokwuttipong**  
+44 (0)20 7034 4864  
+44 (0)7456 888 750  
[gway.kanokwuttipong@acuitus.co.uk](mailto:gway.kanokwuttipong@acuitus.co.uk)

### Seller's Solicitors

#### NP Law

**Joseph Heavey**  
01603 224021  
[joseph.heavey@norfolk.gov.uk](mailto:joseph.heavey@norfolk.gov.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;  
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
2024