

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For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)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

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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

Miles

45 miles north of Ipswich, 61 miles northeast of Cambridge

Roads

A11, A47, A140, A146

Rail

Norwich Railway Station

Air

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

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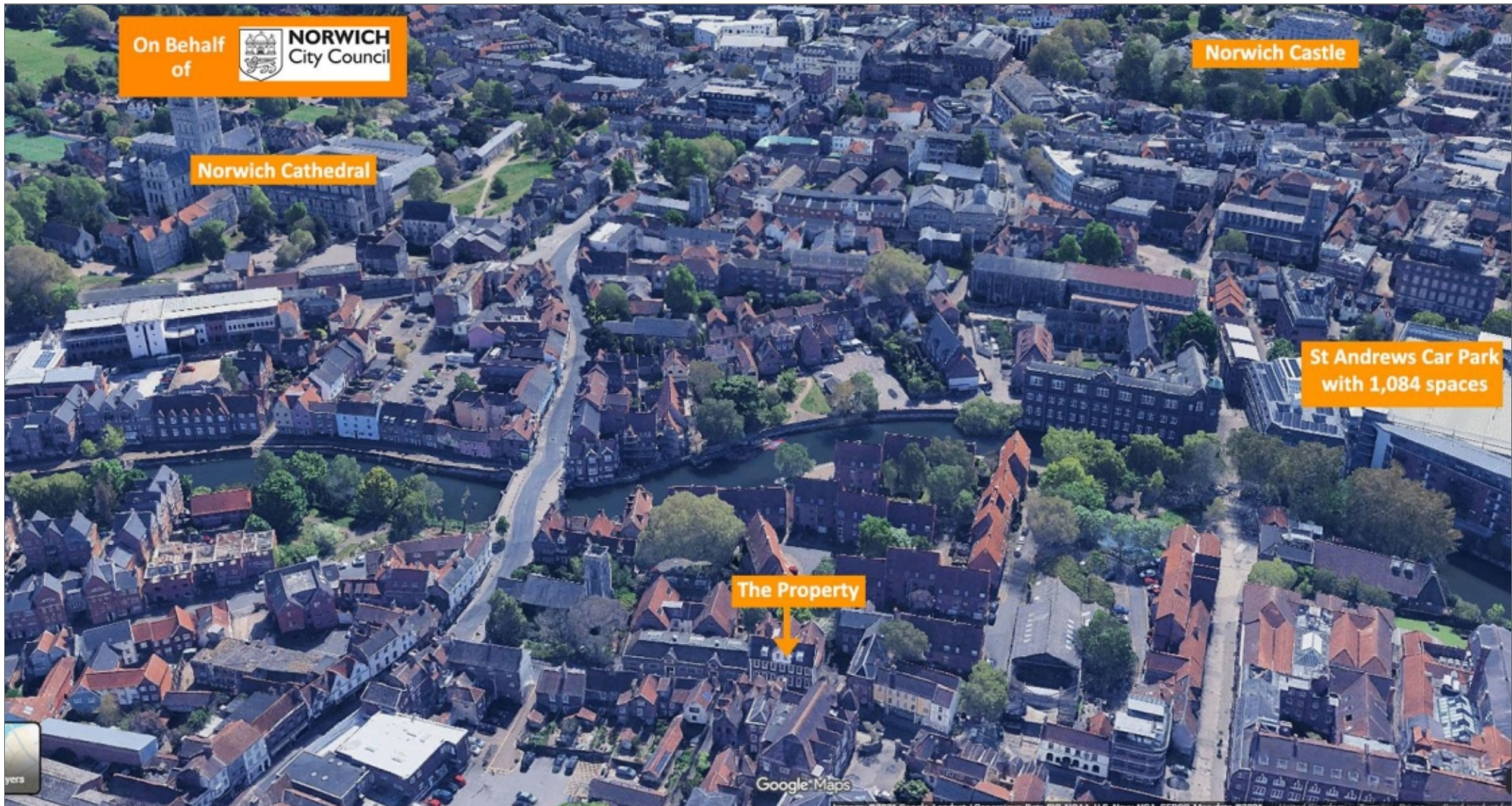
Tenancy & Accommodation

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)
Total Approximate Floor Area			384.30 (1)	(4,137)			£30,000	

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

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Contacts

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2024