Suites available from 1,033 sq. ft. to 5,923 sq. ft. (96 sq. m to 550 sq. m)

- Open plan Grade A office space
- Norwich’s most established business park
- Suites of 1,033, 1,690, 2440 sq. ft. available
- On-site parking provisions with overflow parking
- Easy access to the A47 dual carriageway

ROSEBERY COURT, ST ANDREW’S BUSINESS PARK, NORWICH, NR7 0HS

TO LET
Location

St Andrew’s Business Park is ideally situated approximately 3.5 miles east of Norwich City centre and within a short drive of the A47. Widely regarded as Norwich’s premier out of town location, the Park provides an attractive landscaped working environment which has already attracted a number of high quality occupiers, which include Circle Anglia, Archant and NPS Property Consultants.

Other amenities on the Park, or close by, include the Terrace Restaurant, Bannatyne Health & Leisure Centre and Busy Bees Day Nursery. Access to Sainsbury’s and the shopping complex is via a footbridge across the railway line.

The A47 provides road access to Great Yarmouth, which is 20 miles to the east and King’s Lynn and the Midlands in the west. The A11 is 11 miles away, where a road link is provided to Cambridge via the recently completed Elveden Bypass.

Norwich International Airport is situated just to the north of the City, where there are four flights per day to Amsterdam Schiphol Airport.

Description

Rosebery Court is a multi-let office building situated on Central Avenue. Occupiers include the Cabinet Office, HM Treasury, Modality Systems and Cocksedge Building Contractors.

The property has three storeys and the available suites are situated on the first floor, which is accessed via a ground level entrance bridge. Suite 5 is directly accessed from the managed reception, whilst Suite 4B overlooks the atrium. There are high quality communal kitchens and WC facilities provided.

Rosebery Court is constructed around a central atrium. The suites have recently been refurbished to a high specification and are ready for occupation.

There is a generous parking provision in addition, there are visitor spaces situated close to the entrance as well as the added benefit of an overflow car parking facility which is available on request.

Accommodation

The following net internal areas are provided: -

First floor (accessed from ground level via a bridge)

- Suite 4B – 1,033 sq. ft. (96 sq. m) with 4 parking spaces
- Suite 5 – 4,890 sq. ft. (454.3 sq. m) with 24 parking spaces
- Total – 5,923 sq. ft. (sq. m)

Suite 5 can be split as follows:

- Suite 5C – 1,690 sq. ft. (157 sq. m) with 10 parking spaces
- Suite 5D – 2,440 sq. ft. (226.7 sq. m) with 14 parking spaces

Specification

The following specification is provided: -

- Fully accessible raised floors with floor boxes
- Comfort cooling and heating
- Suspended ceilings with recessed lighting
- Double glazing
- High quality male, female and accessible WCs

Terms

A new effectively FRI lease to be agreed directly with the landlord.

Rent upon application to the sole agent.

Energy Performance Certificate

The building has a rating of 80 which falls within Band D.

A copy of the EPC is available on request.

Enquiries

For further information, or to arrange a viewing, please contact the sole agents:

Bidwells
Chris Squirrell
01603 229 323
chris.squirrell@bidwells.co.uk

William Jones
01603 229 321
william.jones@bidwells.co.uk
Photos of the Building and other suites within the building. Suites 4 and 5 are not shown.
Important Notice
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