



ROSEBERY COURT, ST ANDREWS BUSINESS PARK, NORWICH, NR7 0HS

TO LET | OFFICES

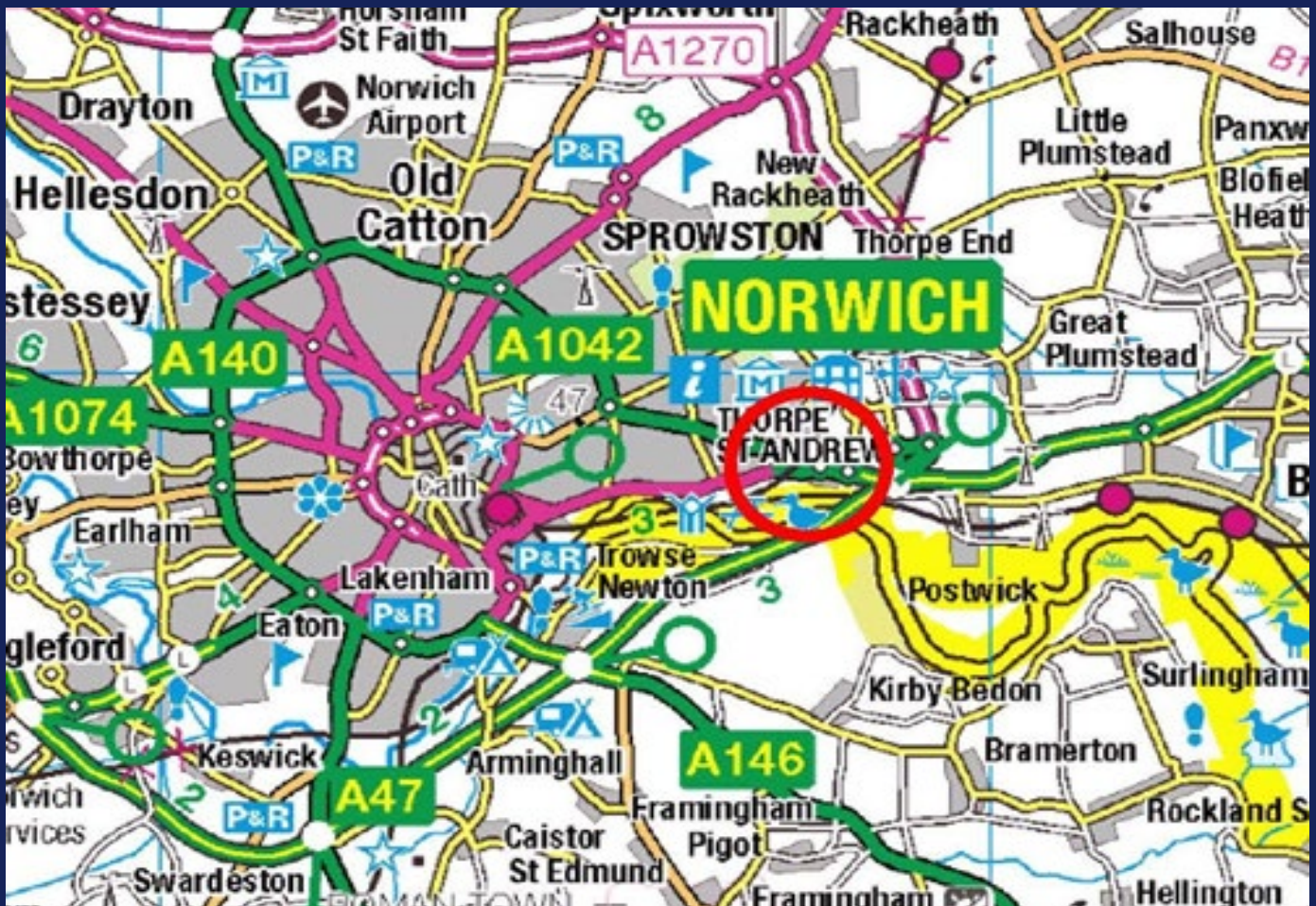
766 TO 12,466 SQ FT (72 TO 1,158 SQ M)

- Norwich's most established business park
- On-site parking provisions with overflow parking
- Easy access to the A47 dual carriageway & NDR

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 several high-quality occupiers.

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



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SUMMARY

Description

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

The property is set over three storeys. The available suites are situated on the first floor, which is accessed via a ground level entrance bridge. On the East wing, suites 1 & 2 are situated to the front and can be combined. Suite 4a is to the rear of the building which is south facing.

Suite 5a & 6 are on the West wing. Suite 6 has its own kitchen.

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 upon request.

Specification includes:

- Fully accessible raised floors with floor boxes
- Building wide air conditioning system
- Suspended ceilings with recessed lighting
- Double glazing
- Male, female and accessible WCs

Accommodation

First floor

(accessed from ground level via a bridge)

Areas measured to Net Internal Area.

	Sq ft	Sq m	Parking
Suite 1	766	71	4 spaces
Suite 5A	1,730	161	10 spaces
Suite 4A	2,458	228	12 spaces
Suite 2	3,002	279	14 spaces
Suite 6	4,510	419	20 spaces
Total	12,466	1,158	60 spaces

Suites 1 & 2 can be combined to provide 3,768 sq ft (350 sq m).

Additional information

Terms

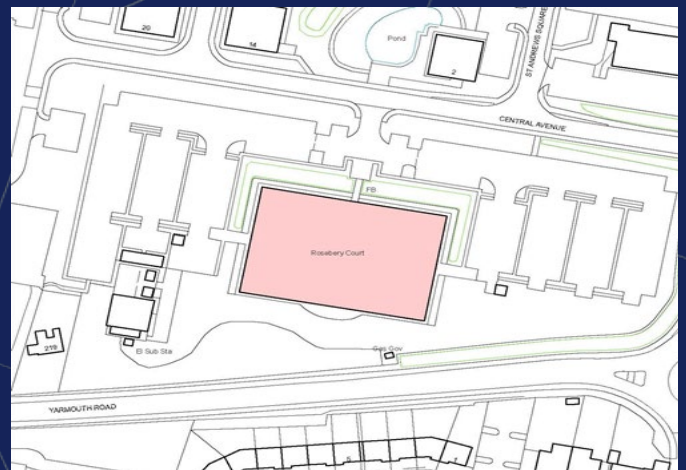
A new effectively FRI lease to be agreed directly with the landlord.

Rent upon application.

EPC

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

A copy of the EPC is available upon request.



Enquiries

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GALLERY

