



**SECOND FLOOR, 18 CENTRAL AVENUE, ST
ANDREWS BUSINESS PARK, NORWICH NR7 0HR**

TO LET

2,575 TO 5,154 SQ FT (239 TO 479 SQ M)

- High specification, mostly open plan offices
- Established out-of-town location
- 25 on-site car parking spaces (1 space per 206 sq ft)
- Easy access to A47 and A1270 (NDR)

LOCATION

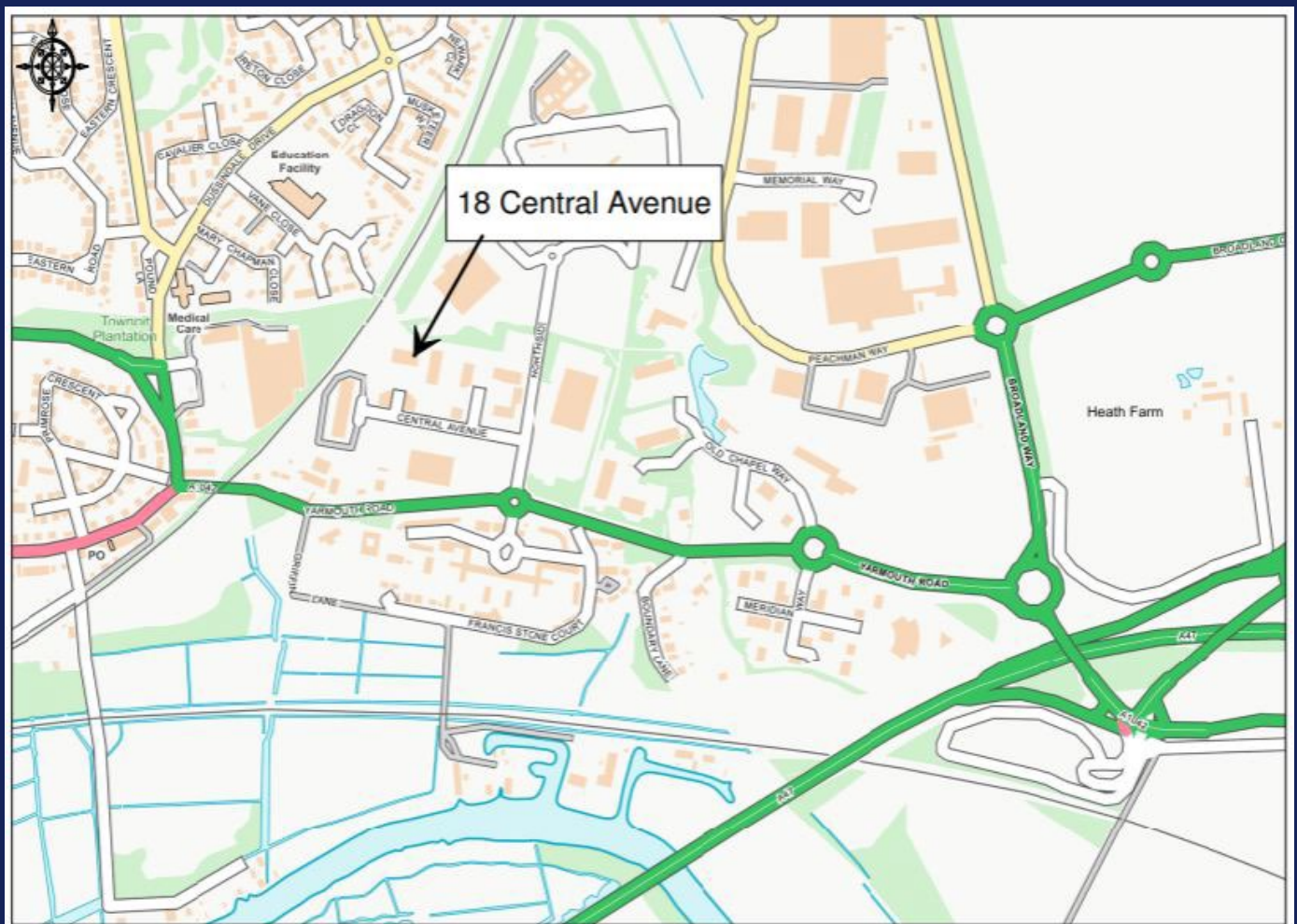
St Andrews Business Park is located 3 miles east of Norwich City centre, within a short drive of both the A47 and the A1270 (NDR).

The A47 provides access to Great Yarmouth in the east, and Kings Lynn and beyond to the Midlands in the west. The A11 is 8 miles away which links to Cambridge and the M11. The A1270 links to Norwich International Airport in the north.

The Park is a mature 26-acre development, which provides modern buildings, within an attractive landscaped environment, with excellent on-site car parking.

Amenities include an on-site restaurant, Bannatyne's Health & Leisure Centre and a Sainsbury's superstore is within a short walk.

Other occupiers on the Park include Perenco, The Travel Chapter, Perfect Placement and Price Bailey Accountants.



SUMMARY

Description

18 Central Avenue is a stand-alone, three storey building, providing high specification, flexible offices throughout.

There are two suites of offices on each floor, either side of a central core, with reception and impressive full height atrium.

The specification includes:

- Air conditioning
- Fully accessible raised floors
- Suspended ceilings with recessed lighting
- Passenger lifts
- Shower cubicles in the common areas
- High quality WCs

The East of England Ambulance Service occupy the ground and first floors.

Accommodation

The second floor provides the following net lettable areas:

East wing	2,578 sq ft	(240 sq m)
West wing	2,575 sq ft	(239 sq m)
Total	5,154 sq ft	(479 sq m)

Also included are a total of 25 on-site car parking spaces.

In the event wings are let separately, the parking will be allocated on a pro-rata basis at 1 space per 206 sq ft.

Additional information

Terms

The floor is currently held on a 10 year lease to The Stationery Office to expire in March 2034, with a tenant only break clause in March 2029.

On the basis this is surrendered, a new full repairing and insuring lease is available direct from the Landlord.

Further information and rent upon application.

Legal Costs

Each party to bear their own legal costs.

Business Rates

According to the VOA website, the floor has a rateable value of £61,500.

Further Information

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

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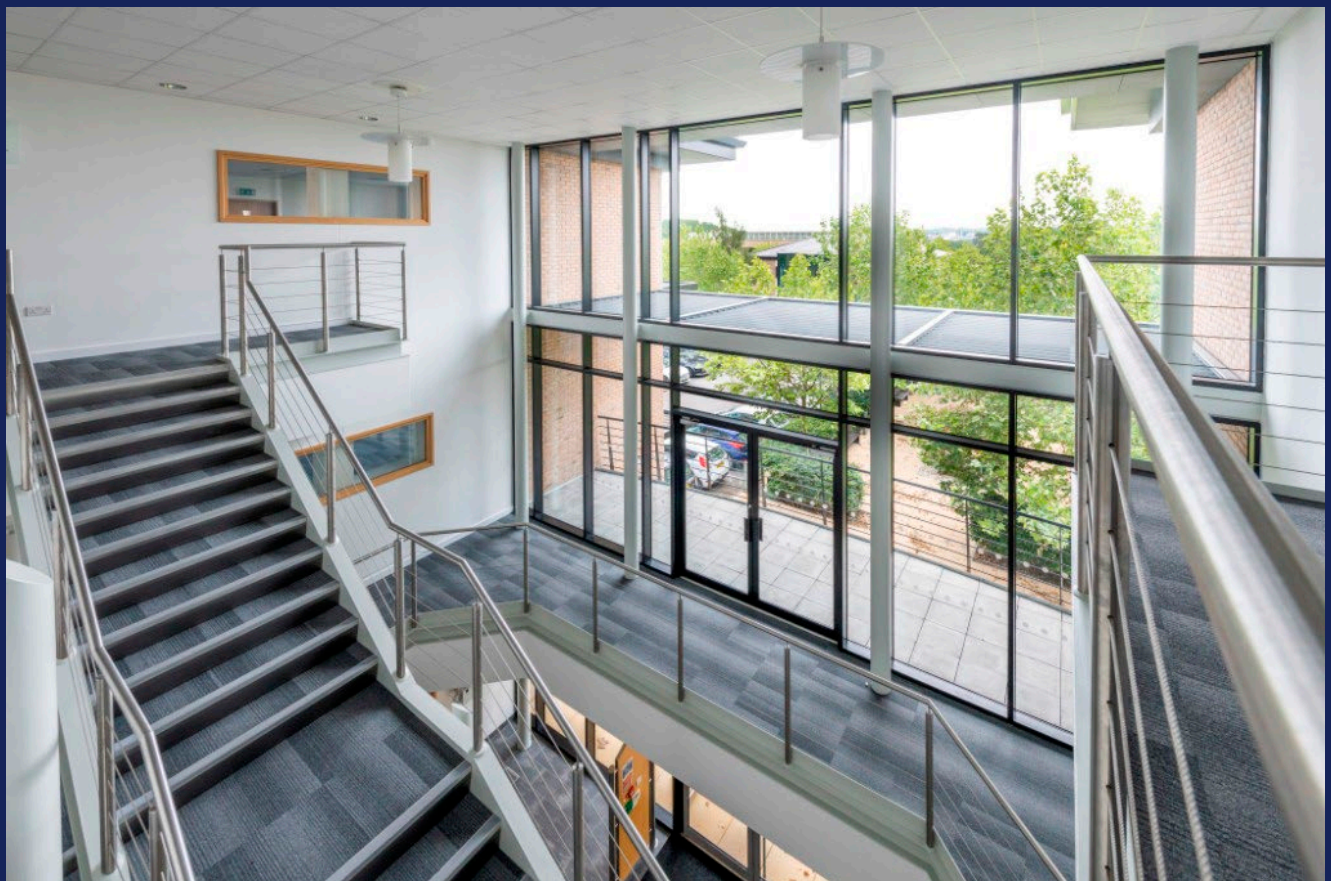
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GALLERY



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