



High Specification offices

239 – 479 m² (2,575 - 5,154 Sqft)

Office

TO LET

HIGH SPECIFICATION, 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)

Second Floor, 18 Central Avenue, St. Andrews Business Park, Norwich, Norfolk NR7 0HR

St Andrews Business Park is located 3 miles east of Norwich City centre, within a short drive of both the A47 and the A1270 (Broadland Northway). 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, NFU Mutual, The Travel Chapter, Perfect Placement and Price Bailey Accountants.

Description

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

There are two open plan office suites on the second floor, either side of a central core, with reception and impressive full height atrium, with passenger lift.

The specification includes:

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

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

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.

Accommodation

The second floor provides the following net lettable areas:

Floor	M ²	Sq Ft
East Wing	240	2578
West Wing	239	2575
TOTAL NIA	479	5154

Terms

A new effective FR&I lease, by service charge is offered on terms to be agreed at an initial rent of £17.50 persqft.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Office and Premises

Rateable Value: £61,500

Rates Payable 2024/2025: £33,579

Legal Costs

Each party to bear their own costs

EPC

To be assessed.

VAT

Our client reserves the right to charge VAT in line with Current legislation.

Viewing and further information

Strictly by appointment with the joint agents:

Arnolds Keys 01603 216825 and Bidwells.

Nick O'Leary

nick.oleary@arnoldskeys.com

DDi: 01603 216827

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

Will Jones

07899 061892

william.jones@bidwells.co.uk

Chris Squirrell

07887 830124

chris.squirrell@bidwells.co.uk

SUBJECT TO CONTRACT - GWBG/njr/120

