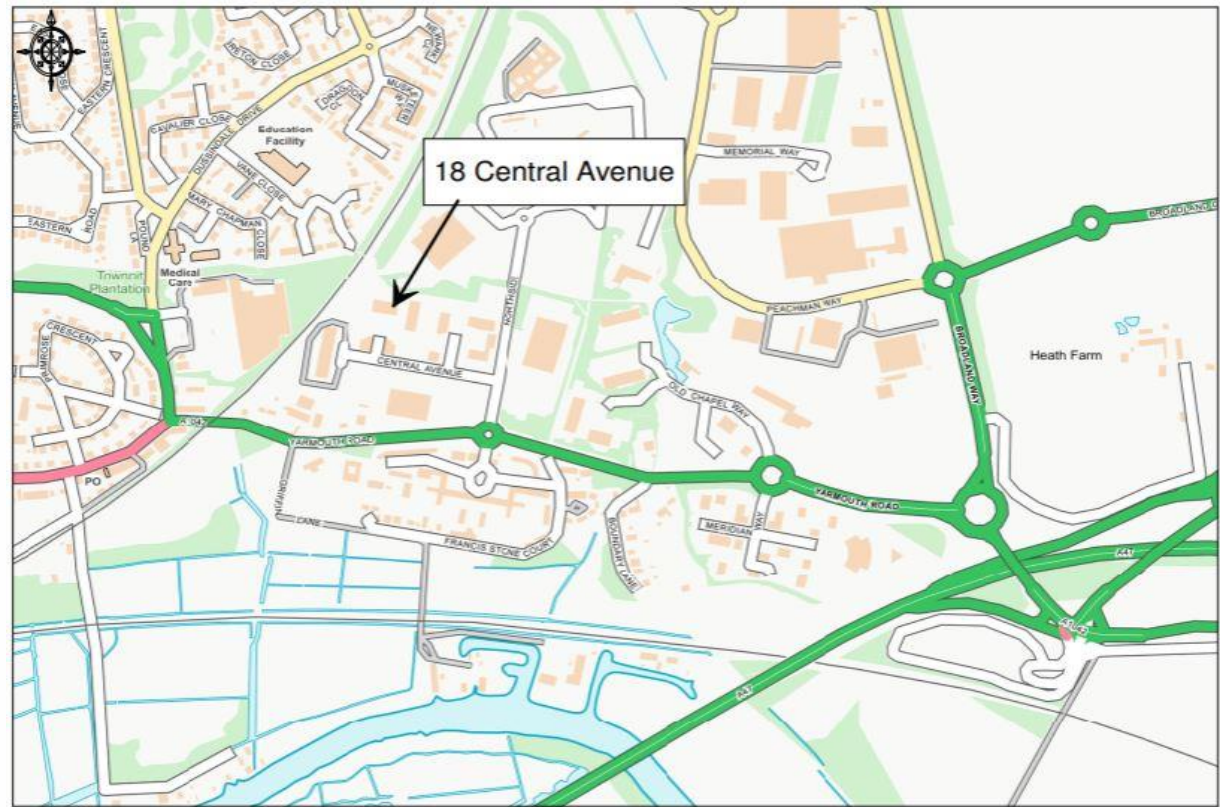




**High Specification offices**  
239 – 479 m<sup>2</sup> (2,575 - 5,154 Sqft)

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.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.





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	M²	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 ligislation.

Viewing and further information

Strictly by appointment with the joint agents:

Arnolds Keys 01603 216825 and Bidwells.

Nick O'Leary  
[nick.oleary@arnoldskeys.com](mailto:nick.oleary@arnoldskeys.com)

DDi: 01603 216827

Harry Downing  
[harry.downing@arnoldskeys.com](mailto:harry.downing@arnoldskeys.com)

DDi: 01603 216806

Will Jones  
07899 061892  
[william.jones@bidwells.co.uk](mailto:william.jones@bidwells.co.uk)

Chris Squirrell  
07887 830124  
[chris.squirrell@bidwells.co.uk](mailto:chris.squirrell@bidwells.co.uk)

SUBJECT TO CONTRACT - GWBG/njr/120

