



A fantastic mid-century, two-storey office building with undercroft parking
153.45m² (1,652 sqft) - 335.83 m² (3,615 sqft)

Office

To Let

HIGHLY PROMINENT AND EASILY ACCESSABLE TO CITY CENTRE AND A47

NEARBY AMENITIES INCLUDE PUBS, RESTAURANTS, SAINSBURY'S

CLOSE TO NORWICH RAILWAY STATION

FLOORS AVAILABLE SEPARATELY OR COMBINED

GENEROUS CAR PARKING

Stanton House , 29 Yarmouth Road, Thorpe St. Andrew, Norwich, NR7 0EE

A fantastic mid-century design office building, with a large open and airy reception and magnificent staircase to the 1st and 2nd floor open office areas. The upper floors benefit from views over the River Yare and Whittingham Country Park beyond.

The property is located on Yarmouth Road, approximately 1 mile east of Norwich city centre. Easily accessible by car or bus which routes include numbers 5B, 7, 14, 15, 16 and 17. St Andrews, Broadland & Meridian Business parks are only 2 miles east bound and are all easily accessible within 5 mins driving time.

The immediate surrounding area is predominantly residential although there are a number of commercial uses nearby including Chaplin Farrant Architects, The Rivergarden Bar and kitchen, The Rushcutters Pub and the new River Green Pantry.

Description

The ground floor features a large entrance lobby and store, with impressive staircase leading to the upper floors. The first and second floors provide predominantly open-plan office space, meeting rooms and private offices with WC facilities are available on both levels.

The property will soon benefit from new lighting, decoration, floor coverings, while the outdoor landscaping will be maintained by the landlord subject to a small maintenance charge.

Externally, the car park is tarmac, offering 15 spaces, some of which are covered beneath the building, supported by open columns.

Accommodation

We have measured the property in accordance with the IPMS/ RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

Description	m²	Sq Ft
Ground Floor	28.95	312
First Floor	153.45	1,652
Second Floor	153.45	1,652
Total NIA	335.85	3,615

Terms

The property is available on a new effective full repairing and insuring lease, for a term to be agreed. Quoting terms available upon request.

Business Rates

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

Description: Office and Premises
Rateable Value: £40,500
Rates Payable 2024/2025: £20,209.50

Legal Costs

Each party to bear their own costs

VAT

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

EPC

The property has an EPC rating of: C

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

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SUBJECT TO CONTRACT - HRD/njr/28016/120



Reception



First Floor



Studio



Kitchen



Second Floor



Car Park