

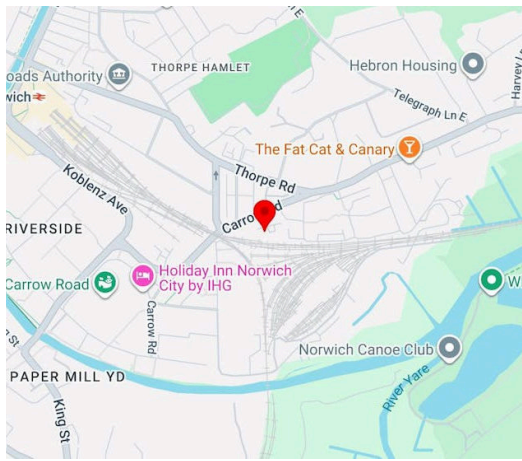


**ROCHE**

First Floor, 2 Barton Way, Norwich, NR1 1DL

Office To Let | £21,000 per annum | 1,356 sq ft

Refurbished office accommodation with parking and excellent access to Norwich station and the outer ring road



## Location

The property is conveniently located on Barton Way, just off the outer ring road, and is approximately 10 minutes walk from Norwich Station and the edge of the city centre. It is an established office location, with notable occupiers in the vicinity including Roche Chartered Surveyors, Hughes & Associates Property Services, Quickfire Web Design, Richard Utting Associates LLP, and Nu Image Digital Marketing Agency.

Nearby amenities include the Riverside leisure and retail area, Morrisons supermarket, the Coach and Horses public house, and HOME Café. There are a number of bus stops nearby, and additional car parking is available on Lower Clarence Road and at Riverside.

## Description

The property comprises the first floor of a modern purpose-built office building, which is to be comprehensively refurbished prior to occupation. For more information on the full specification please contact the letting agents.

## Key Points

- Air conditioning
- Raised floors
- LED lighting
- 6 car parking spaces
- Central heating
- Kitchenette
- Accessible WC

## Accommodation

Description	sq ft	sq m
First Floor Office	1,356	125.98

## Estate Agents Act

Interested parties are advised that a person connected with the Letting Agents has a personal interest in the property.

## Tenure & Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed. A service charge is in place in relation to the common parts and services, please contact the agents for more information.

## Summary

- Rent: £21,000 per annum
- Business rates: The rateable value from 1st April 2026 is £18,500. This is not the annual rates payable
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: C (62)

## Contact & Viewings

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