OFFICES TO LET

ROSEBERY COURT

Central Avenue, St Andrews Business Park | Norwich, NR7 0HS

A DETACHED GRADE A THREE-STOREY OFFICE BUILDING SET IN A PROMINENT POSITION ON ONE OF NORWICH'S MOST POPULAR OUT OF TOWN OFFICE LOCATIONS

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WHAT3WORDS
clip.many.ducks

OVERVIEW

St Andrews Business Park is an established and popular out of town office location. Easy access to the A47 and NDR.

68,306 sq ft of high quality office accommodation.

Excellent car parking ratio of 1:220 sq ft.

Available accommodation is on the 1st floor.

24/7 security desk.

Local amenities include Gym, Children's Nursery, Café, Supermarket, Hotel & Restaurant and Drive Thru coffee outlet.



SITUATION

St Andrews Business Park is located half a mile west of the Postwick intersection of the A47 Norwich southern by-pass, providing easy access to the region's transport network.

The A1270 Broadland Northway or NDR connects the A47 to Norwich International Airport and destinations to the north of the county.

The Park, extending to 18 acres, provides an attractive landscaped working environment and benefits from a range of amenities including the Terrace Restaurant, Bannatyne's Health Club & Spa and Busy Bees Day Nursery. A Sainsbury's superstore and other local retail amenities are within close proximity of the Park.

Close by are other established business parks including Broadland Business Park, Meridian Park and Broadland Gate.

Rosebery Court occupies a prominent position within the park, having extensive frontage to Central Avenue.















ST ANDREWS BUSINESS PARK FORMS PART OF THE ESTABLISHED CLUSTER OF BUSINESS PARKS TO THE EAST OF THE CITY CENTRE COMPRISED OF BROADLAND BUSINESS PARK, BROADLAND GATE AND MERIDIAN PARK.



ROSEBERY COURT







DESCRIPTION

Rosebery Court is a detached office building constructed in 1994, providing accommodation arranged over ground 1st and 2nd floor. In total the building provided 68,306 sq ft.

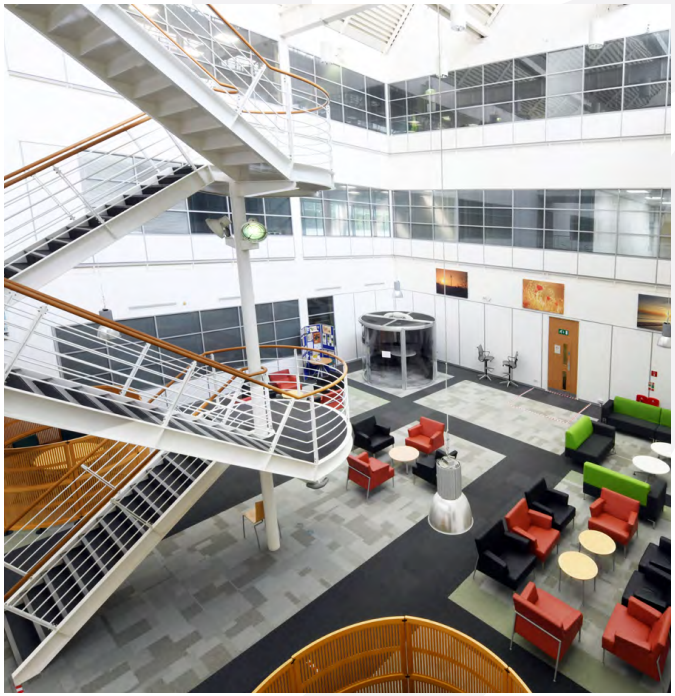
The main entrance is at 1st floor level and is accessed via a feature steel bridge.

Internally, the building comprises open plan offices arranged around the central atrium.

The office specification includes:

- Full height atrium
- Building wide air conditioning
- Suspended ceilings and recessed lighting
- Access raised floors with floor boxes
- Carpet tiled floors
- Male, female and disabled WC's on each floor

The property benefits from 306 on-site car parking spaces (1:220 sq ft) , together with "grass-grid" over-spill parking areas providing approximately 50 extra spaces.



ROSEBERY COURT

SITE

Rosebery Court is centrally positioned on a rectangular landscaped site of approximately 1.95 hectares (4.81 acres).

TENURE

Leasehold.

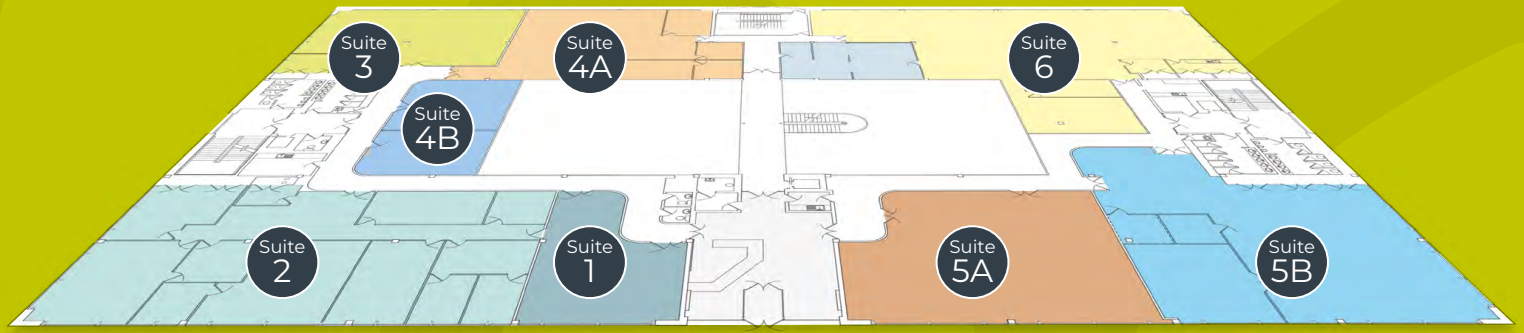
EPC

EPC available upon request.

ACCOMMODATION

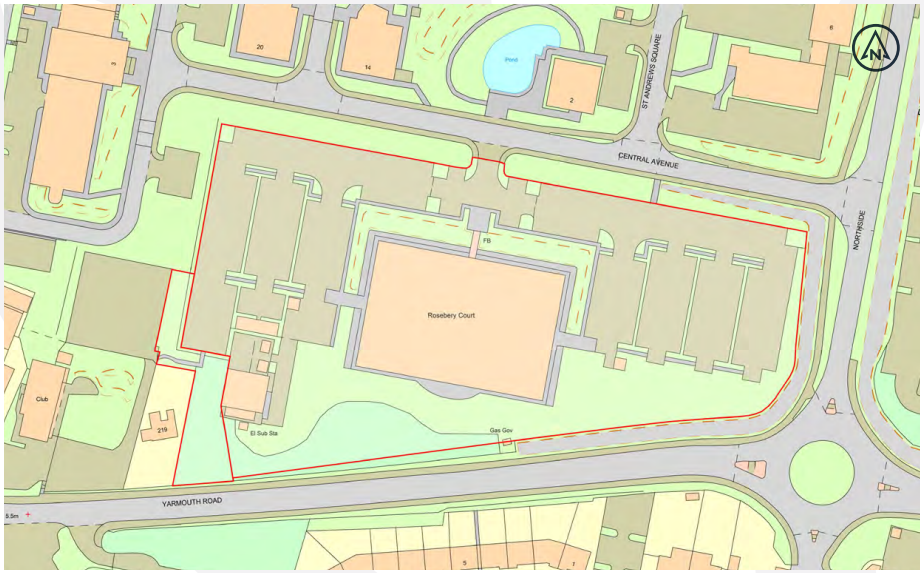
The property has been measured by Greenhatch Group in accordance with the RICS Code of Measuring Practice 6th Edition (September 2017) and provides the following net internal areas:

Floor	Demise	NIA	
		Sq Ft	Sq M
First	Suite 1	766	71
	Suite 2	3,002	279
	Suite 3	1,996	185
	Suite 4A	2,458	228
	Suite 4B	1,039	97
	Suite 5A	1,730	161
	Suite 5B	2,470	229
	Suite 6	4,510	419
Total		**17,971**	**1,669**



First Floor

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SERVICE CHARGE(S)

- **Estate Service Charge**
  The tenants contribute towards the St Andrews Park Management Company Limited estate charge.

- **Building Service Charge**
  The building services are administered by the Government Property Agency. Non-Government tenants within the building pay a capped service charge (subject to annual increase in line with RPI).

UTILITIES

Utilities are charged for on a pro rata basis.

INSURANCE

The Landlord insures the building as a whole and a pro rata proportion is charged back to the Tenants.

ROSEBERY COURT











VAT

The property has been elected for VAT and VAT will be payable on all charges from the landlord.

AML/KYC

Prospective tenants will be asked to provide identification and other information to enable the landlord to conform to AML/KYC requirements.

Important Notice

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