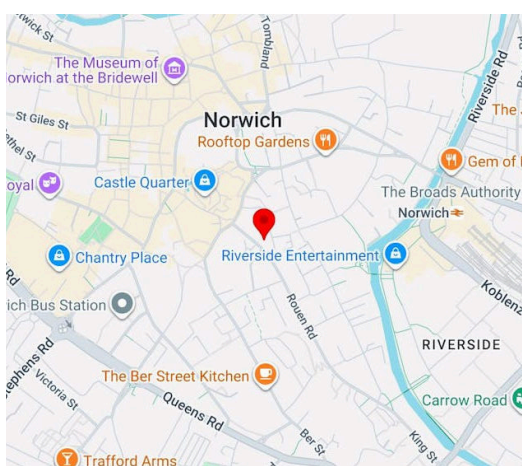


Refurbished Air-Conditioned city centre offices with parking



**ROCHE**

Rouen Road, Norwich, NR1 1RB  
Office To Let | Rent on application | 1,400 sq ft  
City centre offices with parking - to let



### Location

Rouen Road is a well-located office location conveniently located between the City Centre and the A147 (Outer Ring Road) and the A47 trunk road. The property is situated at the northern end of Rouen Road, within Norwich city centre. The Castle Quarter shopping centre and the main retail core is within a three-minute walk, while the Riverside retail/leisure area and Norwich Train Station are 0.2 and 0.3 miles away respectively.

### Description

Description-Rouen House is a prominent mid-century office building with a range of suites, across five stories. The subject suite, located on the third floor, has been refurbished.

### Key Points

- Refurbished accommodation
- Comfort cooling
- LED Lighting
- Lift access
- 5 parking spaces
- Air Conditioning

### Accommodation

Description	sq ft	sq m
Third Floor - Suite 1	1,400	130.06

### Service Charge

There will be a service charge payable in relation to Landlord's expenditure in respect of maintaining the common parts. Further details are available upon request.

### Tenure & Terms

The suites are available by way of new effectively full repairing and insuring leases for a term to be agreed. All rents and service charges are subject to VAT at the prevailing rates.

### Summary

- Rent: Rent on application
- Business rates: The property is split into numerous hereditaments, and some new suites will need to be rated. Please contact the agents for more information.
- Service charge: -
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (63)
- Lease: New Lease

### Contact & Viewings

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