

Air Conditioned City Centre Offices With Parking

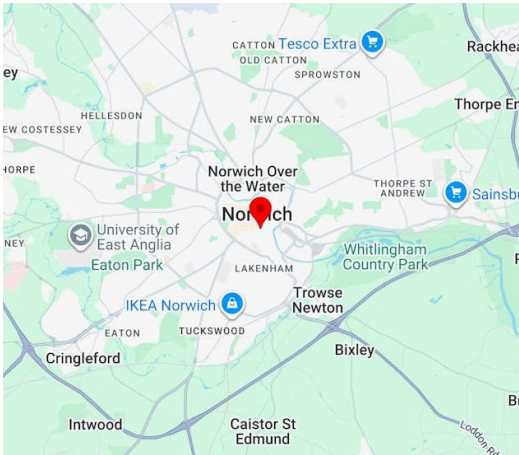


ROCHE

Rouen House, Rouen Road, Norwich, NR1 1RB

Office To Let | Rent on application | 1,400 sq ft

Refurbished city centre offices with parking - to let



Location

Rouen Road is a strong office location, being conveniently situated between the City Centre, the A147 (Outer Ring Road) and the A47 trunk road. Rouen House sits 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

Rouen House is a prominent office building with a range of suites, across five stories. The subject suite, located on the third floor, has been refurbished to a high standard and is available for immediate occupation.

Key Points

- Fully refurbished suite
- 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 effective full repairing and insuring lease 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: Details upon request
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (63)
- Terms: A new lease by agreement

Further information

- [View details on our website](#)

Contact & Viewings

Sam Kingston
01603 756 333 | 07796 262 472
samk@rochechs.co.uk

Chris Watkins
01603 756336 | 07742 960315
chrisw@rochechs.co.uk

Graham Jones
01603 756338 | 07496 164609
grahamj@rochechs.co.uk

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