

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

OVERVIEW



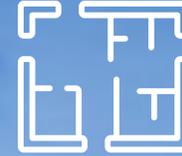
St Andrews Business Park is an established and popular out of town office location. Easy access to the A47 and NDR.



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.

- 1 Price Bailey
- 2 Billi UK
- 3 Cadeler
- 4 Perfect Placement & Jensten Insurance Brokers
- 5 Travel Chapter

- 6 East of England Ambulance Service & Williams Lea
- 7 NFU Mutual
- 8 Beckett Investment Management & Place UK
- 9 Perenco



Sainsbury's

The Terrace Cafe

**ST ANDREWS
BUSINESS PARK**

API Engineering

Bannatyne's Health Club & Spa

Busy Bees Nursery

**BROADLAND
BUSINESS PARK**

Costa Coffee, FieldFare Restaurant
and Premier Inn



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.

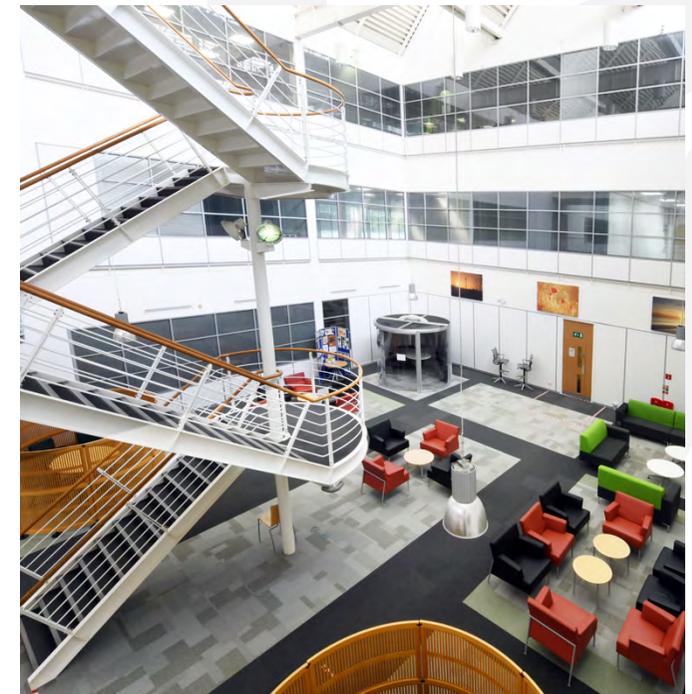
The main entrance is at 1st floor level and is accessed via a feature steel bridge.

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.



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:



First Floor

| 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 |



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.





VAT

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

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP & Roche Chartered Surveyors have no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP & Roche Chartered Surveyors have not carried out a survey, nor tested the services, appliances or facilities. Applicants must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection. Designed and produced by Creativeworld. Tel +44 [0] 1282 858200. December 2025.

AML/KYC

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

CONTACT

For further information, or to arrange an inspection, please contact:



Chris Squirrell
07887 830 124
chris.squirrell@bidwells.co.uk

ROCHE

Sam Kingston
07796 262 472
samk@rochechs.co.uk



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**

CURRENT AVAILABILITY

| Suite | sq ft | Parking spaces |
|-----------------|-------|----------------|
| 1 - Under Offer | 766 | 4 |
| 5A | 1,730 | 8 |
| 4A | 2,458 | 10 |
| 2 - Under Offer | 3,002 | 18 |
| 6 | 4,510 | 20 |
| 12,466 | | |