



FUEL STUDIOS

NORWICH

MODERN STUDIOS / OFFICES

FUEL STUDIOS, Pottergate, Norwich, NR2 1BZ

- City centre location • Creative and digital hub • Vibrant studios and offices •
- Common breakout and meeting spaces to engage and collaborate •

ABOUT FUEL

A modern, purpose-built office building that has become the new creative and digital hub in the heart of Norwich city centre.

Arranged over 6 floors, Fuel Studios hosts a vibrant community, with large breakout spaces on Level 5 and 6, along with football table and swing chairs. This successful concept has been extended with new suites and generous kitchen facilities on level 5.

The Studios and open-plan offices have a range of facilities:

- ✓ Vibrant breakout and meeting spaces on Levels 5 and 6.
- ✓ High Speed Wifi and meeting rooms
- ✓ Campus Host and Post Room
- ✓ Bike Storage and Showers
- ✓ Comfort cooling air con
- ✓ Kitchen facilities
- ✓ Lifts serving all floors and disabled access
- ✓ Male and female cloakrooms on all floors
- ✓ Social events and community vibe

THE CURIOUS NETWORK

CONNECTION · COMMUNITY · TALENT · FUNDING

Your new workspace in Fuel Studios unlocks The Curious Network Membership, giving your business access to the below perks:

Connection

You'll have access to exclusive events across all of our communities in the U.K.

Explore our Member Database to find others within the community, take advantage of member services and find potential clients.

Community

Check out local discounts and deals on our Deals and Partnerships page.

Find out what local events there are for you to attend, volunteer opportunities and local groups you should know.

Talent

Reach out to us to post a job vacancy, apprenticeship, or internships. Alternatively, explore available opportunities within The Curious Network on our Jobs board.

Funding

Find out what funding opportunities there are available in your area, and keep an eye on our events page for upcoming funding events.

WHERE?



LOCATION

Fuel Studios replaces the old Kiln House. Based in Pottergate - only a short stroll from the famous Norwich Market. It lies close to the extensive range of retail and leisure facilities in the city centre.

Address: FUEL STUDIOS, Pottergate, Norwich NR2 1BZ.

The building is readily accessible from the A147 inner ring road with several nearby public car parks, including Duke Street and St Giles Street.

SIZE

A range of office sizes are available. Please see the attached availability schedule.

THE SPACE





CURIOUS?

TERMS & RENT

The available accommodation is offered to let on a new, inclusive lease for a preferred term of 3 years. Leases will be outside the Landlord and Tenant Act. Studios on level 6 are potentially available on shorter contracts.

The rent will be inclusive of service charge, insurance, electricity and broadband. Excludes business rates. VAT and service charge may be applicable.

RATES

The rateable value of the suites are separately assessed.

The rates payable depend on the occupier's circumstances and can be obtained from either Norwich City Council (Business Rates: 0344 980 3333), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Qualifying occupiers may be entitled to 100% rates relief (£0 payable) on properties with a rateable value of less than £12,000.

Norwich – Fuel Studios, Kiln House, Pottergate (Availability Schedule):

| Floor | Suite | Desks | Size (sq ft) | Size (sq m) | Monthly Rent (+ VAT) | Yearly Rent (+ VAT) | Rateable Value (From April 2026) | Security Deposit | Available |
|-------|-------|-------|--------------|-------------|----------------------|---------------------|----------------------------------|------------------|--------------|
| 4 | 4.1 | 21 | 1085 | 100.8 | £2,730 | £32,760 | £15,500 | £6,552 | Now |
| 4 | 4.3 | 22 | 1108 | 102.9 | £2,860 | £34,320 | £15,750 | £6,864 | Now |
| 4 | 4.5 | 13 | 665 | 61.8 | £2,145 | £25,740 | TBA | £5,148 | April 2026 |
| 4 | 4.6 | 11 | 558 | 51.8 | £1,815 | £21,780 | TBA | £4,356 | April 2026 |
| 4 | 4.7 | 11 | 568 | 52.8 | £1,705 | £20,460 | TBA | £4,092 | April 2026 |
| 4 | 4.8 | 20 | 1020 | 94.8 | £3,100 | £37,200 | TBA | £7,440 | April 2026 |
| 4 | 4.9 | 11 | 559 | 51.9 | £1,815 | £21,780 | TBA | £4,356 | LET |
| 4 | 4.10 | 12 | 615 | 57.1 | £1,980 | £23,760 | TBA | £4,752 | April 2026 |
| 4 | 4.11 | 15 | 783 | 72.7 | £2,475 | £29,700 | TBA | £5,940 | April 2026 |
| 4 | 4.12 | 7 | 348 | 32.3 | £1,155 | £13,860 | TBA | £2,772 | April 2026 |
| 4 | 4.13 | 7 | 389 | 36.1 | £1,155 | £13,860 | TBA | £2,772 | April 2026 |
| 4 | 4.14 | 10 | 530 | 49.2 | £1,650 | £19,800 | TBA | £3,960 | LET |
| 4 | 4.15 | 8 | 415 | 38.6 | £1,320 | £15,840 | TBA | £3,168 | LET |
| 4 | 4.16 | 7 | 350 | 32.5 | £1,155 | £13,860 | TBA | £2,772 | April 2026 |
| 4 | 4.17 | 7 | 345 | 32.0 | £1,155 | £13,860 | TBA | £2,772 | April 2026 |
| 4 | 4.18 | 21 | 1070 | 99.4 | £3,255 | £39,060 | TBA | £7,812 | April 2026 |
| 5 | 5.3 | 47 | 2357 | 218.9 | £5,640 | £67,680 | £28,894* | £13,536 | Now |
| 6 | 6.1 | 7 | 378 | 35.1 | £980 | £11,760 | £5,500 | £2,352 | April 2026 |
| 6 | 6.5 | 3 | 183 | 17.0 | £420 | £5,040 | £2,650 | £1,008 | October 2026 |
| 6 | 6.6 | 3 | 183 | 17.0 | £420 | £5,040 | £2,650 | £1,008 | LET |
| 6 | 6.11 | 13 | 658 | 61.1 | £1,820 | £21,840 | £9,900 | £4,368 | Now |
| 6 | 6.12B | 4 | 220 | 20.4 | £560 | £6,720 | £3,200 | £1,344 | April 2026 |

- Rent is inclusive of service charge, insurance, electricity, broadband, but will exclude business rates.
- Tenants may qualify for Small Business Rates Relief (100% relief) on suites with a Rateable Value of less than £12,000.
- *** The Rateable Value will be subject to re assessment. This figure is therefore indicative and is based on the pro-rata rate applied to other suites on this floor and/or in the building. Roche take no responsibility for this figure.**

SAY HI



ARRANGE A VIEWING

Ben Common
01603 756340
benc@rochecs.co.uk



The Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialeasecodeew.co.uk Disclaimer: these particulars do not constitute an offer or contract or any part thereof. The agents do not make or give either in these particulars or during negotiations or otherwise any warranty or representations whatsoever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising there from. All statements are made without responsibility on the part of the agents or there vendors or lessors, and no responsibility is taken for any omission, error or mis-statement. All intending purchasers or tenants must satisfy themselves as to any matter concerning the premises, by inspection, independent advice, or otherwise. All rentals and prices are quoted exclusive of VAT unless confirmed otherwise. May 2022.