



44 ROSE LANE, NORWICH, NR1 1PN

TO LET | MODERN OFFICE BUILDING WITH ON-SITE CAR PARKING

FROM 1,249 TO 3,767 SQ FT (116 TO 350 SQ M)

- Three storey offices
- Open plan floors
- On-site car parking spaces
- City centre location

LOCATION

44 Rose Lane is situated opposite the Union Building and close to the Rose Lane multi storey car park which provides 595 spaces. In close proximity is the Union Building, a multi let office with the Rooftop Gardens bar & restaurant, a Travelodge and further office accommodation, with DX and CODER digital marketing neighbouring.

Norwich railway station and Castle Meadow, at which most buses stop, are within a walk of circa 500 metres in either direction of the Property.



SUMMARY

Description

This modern property built in 2005 provides open plan office accommodation over three floors. There is access to both Rose Lane and to the parking area at the rear.

The construction allows for raised floors and suspended ceilings. There is provision for the later addition of a lift if required.

Each floor is accessed via a staircase located at the front of the property. The ground and first floors can be let as a single unit, with the second floor independently also. There are WCs on the landings and currently a kitchen on the first floor.

The specification includes:

- Suspended ceilings with recessed lighting
- Air-conditioned comfort heating and cooling
- Raised accessible floors
- Aluminium double-glazed windows

There is an accessible WC on the ground floor, and male and female WCs on the first floor and second floor landings.

The parking at the rear is accessed via Maidstone Road. There are four demised spaces.

Accommodation

The following net internal floor areas are provided:

	Sq M	Sq Ft
Ground Floor	117	1,259
First Floor	117	1,259
Second Floor	116	1,249
Total	350	3,767

The building is available in part:

Ground & First	234	2,518
Second	116	1,249

Additional information

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £44,750 (2026/27 RV)

Terms

The property is available to rent. Price on application.

VAT

The property has been elected for VAT and so VAT will be payable in addition.

Energy Performance Certificate

The property has an EPC rating of C71, which is valid until 7 March 2029.

A copy of the EPC is available upon request.

Utilities

It is understood that the property has mains water/sewage and electricity.

Planning

The building has been in use as an office which is now part of Use Class E – Commercial, Business and Service Class E. Specifically, g) for – (i) an office to carry out any operational or administrative functions.

Enquiries to:

To arrange a viewing or for further information, please contact:

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GALLERY



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