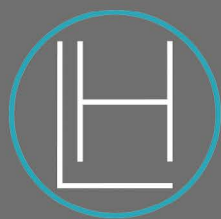


Impressive offices in the centre of Norwich



OFFICES TO LET
FLEXIBLE TERMS AVAILABLE



LAWRENCE
HOUSE

5 ST ANDREWS HILL, NORWICH NR2 1AD
894 to 41,946 sq ft (83 to 3,897 sq m)

ACCOMMODATION

There is a total of 41,946 sq ft (3,897 sq m) within the building together with provision for a total of 27 car spaces within the undercroft and at the front.

The 1,084 space St Andrews car park on Duke Street is a short walk from the building.

LOCATION

Lawrence House is ideally situated on the east side of St Andrews Hill, which links St Andrews Street with London Street, right in the very heart of Norwich. The City's numerous shopping, leisure and cultural amenities are therefore all within a short walk of the building.

The inner ring road is easily accessible via St Andrews Street and Duke Street which in turn, links to the A11, A140 and A47. Norwich Railway Station provides two train services per hour to London Liverpool Street. Three miles to the north of the City is Norwich International Airport, which offers four flights per day to Amsterdam Schiphol Airport, along with other European and domestic destinations.

Other occupiers in the immediate vicinity include Norwich University of the Arts, HSBC Bank and Cinema City, along with a variety of bars, pubs and restaurants.

DESCRIPTION

Lawrence House is an imposing brick fronted building, providing offices on ground and five upper floors. It has recently undergone an extensive refurbishment to provide impressive modern open plan offices to suit today's occupier requirements. The interior designed reception/entrance provides an excellent first impression when entering the building.

The specification includes:

- Highly efficient VRF air conditioning units
- Suspended ceilings
- PIR controlled LED lighting
- Managed reception
- Ground floor meeting room to hire
- Carpets throughout
- Perimeter trunking
- Communal WCs and shower
- Two passenger lifts serving all floors

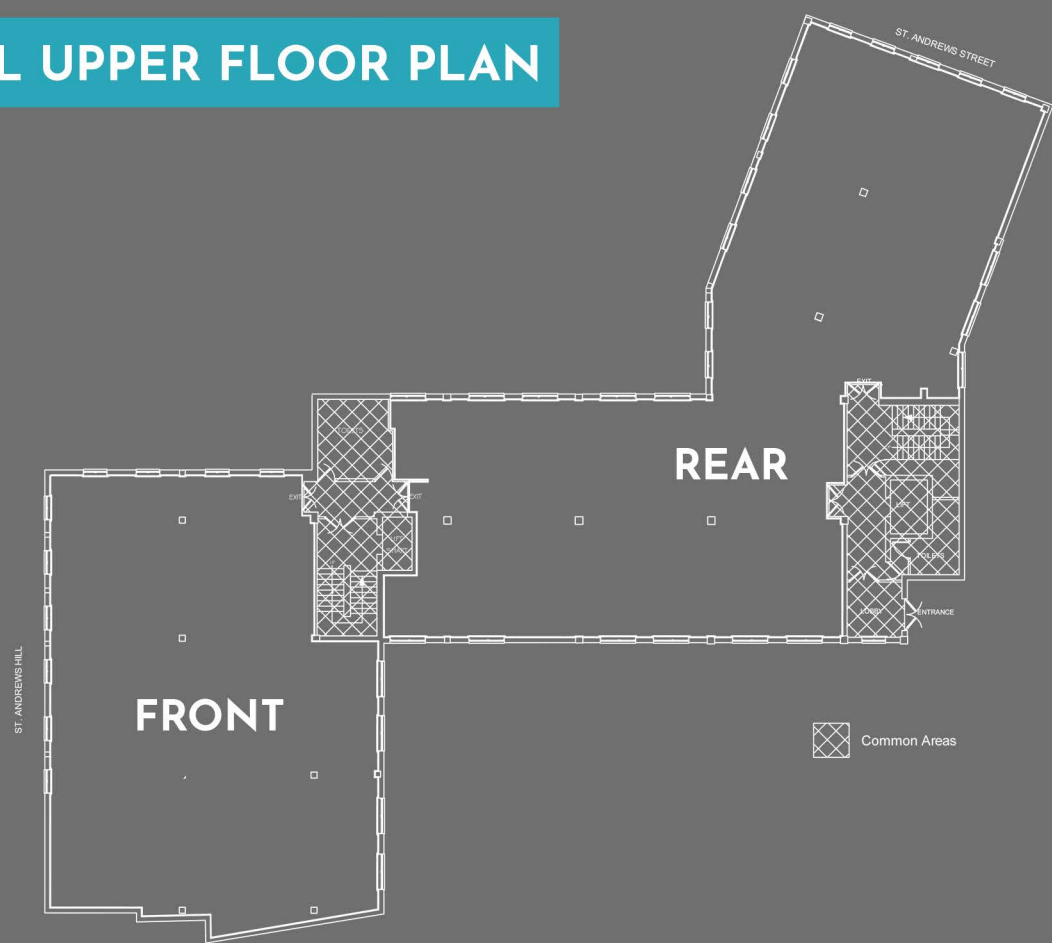
OCCUPIERS

The building has already attracted a number of professional occupiers to include:

- First Intuition
- RBC Brewin Dolphin
- Mount Street
- Savills



TYPICAL UPPER FLOOR PLAN



SECOND FLOOR OFFICE



MEETING ROOM



RECEPTION/ENTRANCE AREA



FIRST FLOOR OFFICE



ENTRANCE FOYER/MEETING ROOM



FURTHER INFORMATION

For further information, or to arrange a viewing, please contact the joint sole agents:



BIDWELLS

01603 763 939

bidwells.co.uk

William Jones

william.jones@bidwells.co.uk

01603 229321

Chris Squirrell

chris.squirrell@bidwells.co.uk

01603 229323

ROCHE

01603 619 876

rochesurveyors.co.uk

Sam Kingston

samk@rochecs.co.uk

01603 756333

Ben Common

benc@rochecs.co.uk

01603 756340



Terms

New full repairing and insuring leases are available for a term to be agreed. Rent upon application to the joint sole agents.

EPC

The property has a rating of 72, which falls within band C.