



FUEL STUDIOS

NORWICH

CREATIVE WORKSPACES

FOR BUZZING ENTREPRENEURS.

INDUSTRIAL WORKSPACES WITH ENERGY AND SOUL.



BREAKOUT SPACE

**FUEL STUDIOS IS A VIBRANT HUB
FOR CREATIVE BUSINESSES, AND
BUZZING ENTREPRENEURS.**



WORKSPACES WITH CHARACTER

Why put up with boring office space?

Be part of Norwich's biggest creative industry hub with flexible workspaces to fuel your business.

Fuel Studios provides a dynamic destination closely situated from The Lanes. This is a home for single entrepreneurs, burgeoning creative start-ups, and flourishing companies alike.

FIND YOUR SPACE.

**FOR
THE
CURIOUS**



LEVEL 4



SUMMARY SPECIFICATION



INDUSTRIAL STYLE WORKSPACES



SHOWER AND LOCKER FACILITIES



KITCHEN/ BAR & BREAK OUT AREA



LIFT & DISABLED ACCESS



PARKING (CERTAIN UNITS)



CYCLE STORAGE



CLOSE TO NORWICH LANES



ON-SITE STAFF



WORKSPACES FROM 120-2800 SQ. FT.



SUPERFAST BROADBAND

NEW FOR 2026

Level 4 at Fuel Studios welcomes 14 new suites - from 6 to 21 person capacity. Featuring a newly renovated breakout area, designed specifically for focused work and meaningful collaboration.

This dedicated space includes a fully equipped kitchen, work-oriented seating, and a large 14-person meeting room. Whether you need a quiet spot to concentrate or a professional space to gather your team.

> [Full availability.](#)

“WORKING HERE IS WELCOMING AND UPLIFTING. THE BUILDING HAS A COOL, INDUSTRIAL CHIC VIBE, AND EVERYONE IS SIMPLY AWESOME.”



CLUBSPACE

It's the ultimate flexible coworking space; work wherever you want to within our vibrant communal areas at Fuel Studios.

- A fun-loving and creative workspace amongst some of Norwich's leading creative companies
- Kitchen, break out and meeting room access - with unlimited tea & coffee
- Monthly rate includes utilities, service charge and superfast broadband
- Dedicated and non-dedicated desks available



UNITS AVAILABLE FOR 3-56 PEOPLE



WORKSPACES WITH SOUL

OFFICES

Private studios at Fuel Studios are designed for you to celebrate your brand.

All of the spaces offer a bright, contemporary feel, with many boasting industrial steel frame frontages and high ceilings.

Larger spaces offer dedicated kitchen facilities and room to build integrated meeting rooms and break out spaces if required.

Fuel Studios is spread across 5 floors, with the Ground Floor Studio having direct access from the car park and coworking space.

Looking for a view? Take a tour around our available level 4 suites for stunning views of the city centre.

- Spacious units for 3-56 people
- Monthly rate includes utilities, service charge and superfast broadband
- Business rates not included
- Event space opportunities
- Get in touch with our Campus Managers for availability



NORFOLK & NORWICH
SURROUNDING AREA

ON THE GROUND

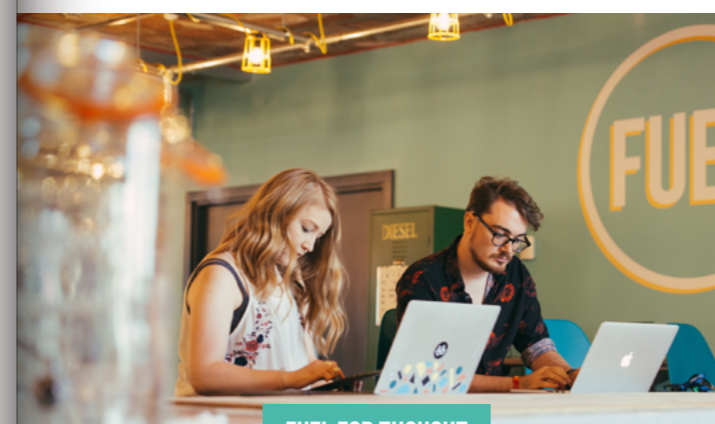
Enjoy the benefits of:

- A great environment to engage with other like-minded businesses
- A space to meet and connect with other innovative thinkers
- Flexible, affordable terms
- Being located in the heart of Norwich
- Events, collaboration and networking opportunities
- and much more

A busy city with a real character all of its own, Norwich is friendly and lively and full of hidden gems.

Norwich is a city which offers both the traditional and contemporary. Steeped in history and surrounded by ancient city walls, Norwich is home to many cultural events, such as literary and live music festivals as well as bustling shopping streets and beautiful countryside.

The Norwich Lanes, in which Fuel Studios is based, are filled with individual, independent quirky retailers and businesses offering an exciting lifestyle. Within the winding cobbled streets, beautiful bespoke vintage shops can be found bursting at the seams as well as jazz playing coffee shops hidden amongst cool bars and restaurants.



FUEL FOR THOUGHT



GET IN TOUCH TO CREATE
POSITIVE CHANGE.



FUEL STUDIOS

NORWICH

fuelstudios.co.uk

Fuel Studios, previously known as Kiln House, transformed to offer a blend of workspaces – trailblazing the very core of the Norwich Lanes District.

INTERESTED?

ROCHE

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FUEL STUDIOS

NORWICH

A Creative Place by

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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	May 2026
4	4.6	11	558	51.8	£1,815	£21,780	TBA	£4,356	May 2026
4	4.7	11	568	52.8	£1,705	£20,460	TBA	£4,092	May 2026
4	4.8	20	1020	94.8	£3,100	£37,200	TBA	£7,440	May 2026
4	4.9	11	559	51.9	£1,815	£21,780	TBA	£4,356	May 2026
4	4.10	12	615	57.1	£1,980	£23,760	TBA	£4,752	May 2026
4	4.11	15	783	72.7	£2,475	£29,700	TBA	£5,940	May 2026
4	4.12	7	348	32.3	£1,155	£13,860	TBA	£2,772	May 2026
4	4.13	7	389	36.1	£1,155	£13,860	TBA	£2,772	May 2026
4	4.14	10	530	49.2	£1,650	£19,800	TBA	£3,960	May 2026
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	May 2026
4	4.17	7	345	32.0	£1,155	£13,860	TBA	£2,772	May 2026
4	4.18	21	1070	99.4	£3,255	£39,060	TBA	£7,812	May 2026
5	5.3	47	2357	218.9	£5,640	£67,680	£28,894*	£13,536	Now
6	6.5	3	183	17.0	£420	£5,040	£2,650	£1,008	October 2026
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.**