



Location

Rouen Road is a well-located office location conveniently located between the City Centre and the A147 (Outer Ring Road) and the A47 trunk road. The property is situated at the northern end of Rouen Road, within Norwich city centre. The Castle Quarter shopping centre and the main retail core is within a three-minute walk, while the Riverside retail/leisure area and Norwich Train Station are 0.2 and 0.3 miles away respectively.

Description

Rouen House is a prominent mid-century city centre office building providing a range of suites over five storeys. The available space offers a combination of refurbished and unrefurbished space, with the option of refurbishment depending on the incoming tenant's preference. The accommodation benefits from the following specification and features:

- Lift access
- Car parking at 1:291 per sq ft
- Gas-fired radiator heating
- Raised floors to parts
- Suspended ceilings
- Comfort cooling to most suites with installation on request
- 24/7 access

Accommodation

First Floor:	5,949 sq ft	(552.68 sq m)
Second Floor:	1,400 sq ft	(130.06 sq m)
Third Floor Suite 1:	1,400 sq ft	(130.06 sq m)
Third Floor Suite 2:	5,818 sq ft	(540.50 sq m)

Tenure & Terms

The suites are available by way of new effectively full repairing and insuring leases for a term to be agreed. All rents and service charges are subject to VAT at the prevailing rates.

Rent

On application and subject to specification.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (63). A full copy of the certificate is available upon request.

SUBJECT TO CONTRACT

You should be aware that 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.commercialleasecode.co.uk

Rates

The property is split into numerous hereditaments, and some new suites will need to be rated. Please contact the agents for more information.

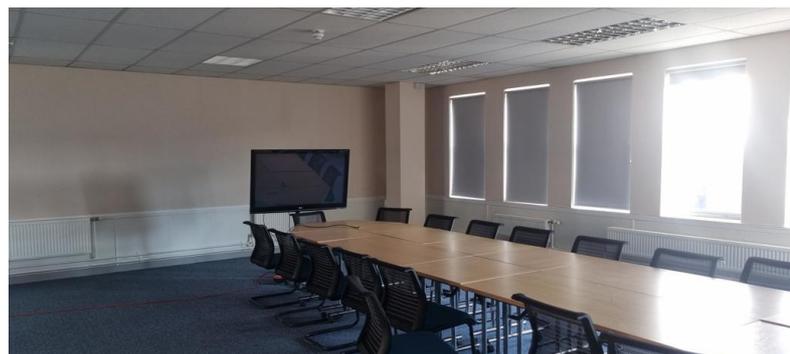
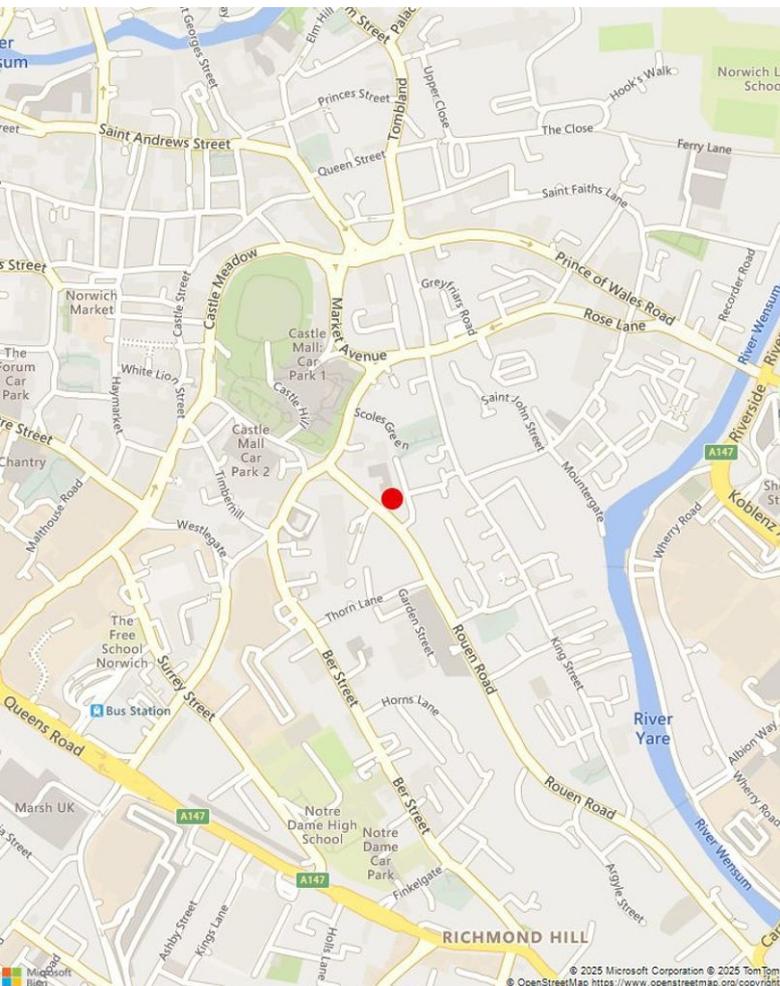
Service Charge

There will be a service charge payable in relation to Landlord's expenditure in respect of maintaining the common parts. Further details are available upon request.

Viewings & Further Information

Sam Kingston
Roche Chartered Surveyors
 01603 756333 / 07796 262472
 samk@rochecs.co.uk

Chris Watkins
Roche Chartered Surveyors
 01603 756336 / 07907 449061
 chrisw@rochecs.co.uk



SUBJECT TO CONTRACT
 You should be aware that 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.commercialleasecode.co.uk



IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property