

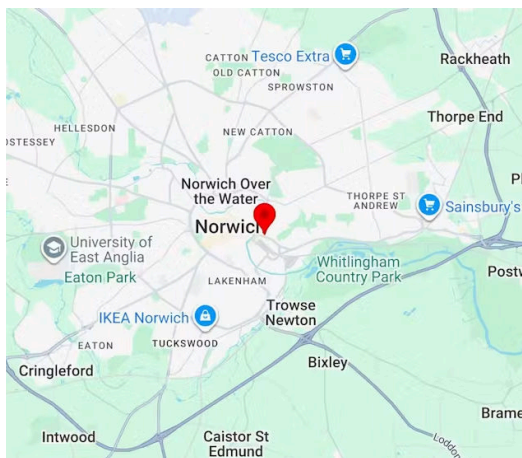


ROCHE

Yare House, Thorpe Road, Norwich, NR1 1RY

Office To Let | £32,000 - £222,000 per annum | 1,734 to 12,556 sq ft

Office To Let, Norwich



Location

The premises are located on the western end of Thorpe Road, which is an established office location close to Norwich Train Station and within easy walking distance of the Riverside area and Prince of Wales Road.

Description

Yare House is a five-storey multi-let Grade A office building which underwent a comprehensive refurbishment in 2011. The available suites are located on the second floor and offer well-presented modern open-plan accommodation. Refurbishment of the heating and cooling systems will be undertaken prior to tenant occupation. Other office occupiers in the vicinity include Rostrons, The Broads Authority, Orbit Housing, Moneyfacts and Berry & Warren.

Key Points

- Modern open-plan accommodation
- Raised floors and air conditioning
- Suspended ceilings with inset lighting
- Meeting rooms and kitchenette facilities
- Double glazed windows
- Shared male and female cloakrooms on each floor
- On-site car parking

Accommodation

| Name | sq ft | sq m | Rent | EPC | Availability |
|-------------------------------|---------------|-----------------|----------------|--------|--------------|
| Suite - 2nd Floor Front Suite | 5,411 | 502.70 | £95,000 /annum | C (52) | Available |
| Suite - 2nd Floor Rear Suite | 1,734 | 161.09 | £32,000 /annum | B (49) | Available |
| Suite - 3rd Floor Front Suite | 5,411 | 502.70 | £95,000 /annum | B (50) | Available |
| Total | 12,556 | 1,166.49 | | | |

Terms

The suites are available by way of new effectively full repairing and insuring leases for a term to be agreed.

Summary

- Rent: £32,000 - £222,000 per annum
- Business rates: The VOA website indicates from April 2026 the Rateable Values: 2nd Floor Front: £54,000 2nd Floor Rear: £25,750 3rd Floor: £51,500
- Service charge: A service charge is in place to cover the cost of utilities consumed in the building, maintaining shared facilities, and insurance.
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: Term to be agreed.

Further information

- [View details on our website](#)

Contact & Viewings

Sam Kingston
01603 756 333 | 07796 262 472
samk@rochecs.co.uk

Chris Watkins
01603 756336 | 07742 960315
chrisw@rochecs.co.uk

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