



A photograph of a two-story brick office building with a central entrance and a sign above it that reads 'KIRKHAM HOUSE'. The building has multiple windows and is set against a clear blue sky. In the foreground, there is a grassy area with some yellow wildflowers.

KIRKHAM HOUSE

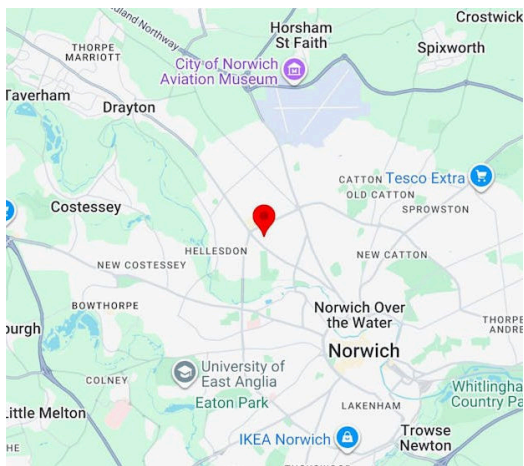
- NEW OFFICE SPACE
- FLEXIBLE TERMS
- SUITES RANGING FROM 107 – 1906 FT²
- PARKING AVAILABLE

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ROCHE

Kirkham House, 5 Whiffler Road, Norwich, NR3 2AG
Office To Let | £2,568 - £12,168 per annum | 107 to 507 sq ft

Offices To Let, Norwich - Inclusive Rents and Flexible Lease Terms



Location

The property is situated on an established and popular commercial estate on Whiffler Road on the north-west side of Norwich, just off the outer ring road in an area of mainly industrial and warehouse uses with a mixture of other commercial uses.

Description

Kirkham House is a multi tenanted office building. The property has been refurbished throughout and benefits from dedicated on site parking and shared facilities. The available offices are located on the first floor benefiting from the following specification and features:

Key Points

- Majority of rooms have comfort cooling and heating
- UPVC double glazing
- Central reception area
- Open-plan suites of varying sizes
- 24/7 access for tenants
- Under croft car parking for 28 cars
- Perimeter trunking
- Cellular and open plan accommodation
- Male and female WC's
- Communal kitchen facilities on the first floor

Accommodation

Name	sq ft	sq m	Rent
1st - Office 203	107	9.94	£2,568 /annum
1st - Office 210	135	12.54	£3,240 /annum
1st - Office 211	133	12.36	£3,192 /annum
1st - Office 213	132	12.26	£3,168 /annum
Total	507	47.10	

Terms

The offices are available to let together or separately on internal repairing terms for a preferred minimum licence term of 6 months. Rent is inclusive of water, electricity and service charge costs. Parking is charged at a cost of - £750 plus VAT per space per annum. Tenants will have to pay an administration fee of - £500 plus VAT for the licence.

Summary

- Rent: £2,568 - £12,168 per annum
- Business rates: The Valuation Office Agency indicates that the 2026 rateable values are as follows: Office 203 - £1,475, Office 210 - £1,775, Office 221 - £1,675, Office 211 - £1750
- EPC: D (86)
- Lease: Licence

Further information

- [View details on our website](#)

Contact & Viewings

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