

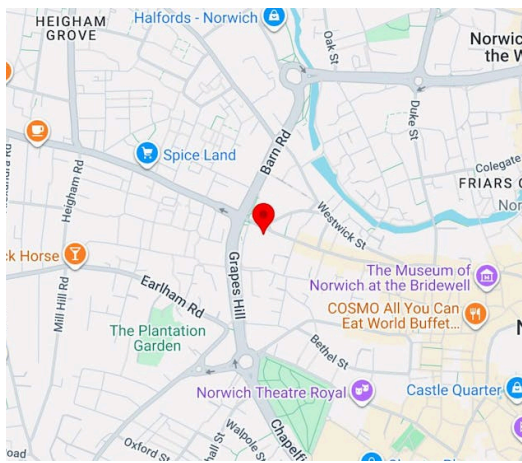


**ROCHE**

84 St. Benedicts Street, Norwich, NR2 4AB

Office To Let | £26,800 per annum | 3,149 sq ft

Office To Let, Norwich



## Location

The property is located at the western end of St Benedict's Street within close proximity to the inner ring road and the city centre. St Benedict's Street is situated within the historic Norwich Lanes shopping area which is known for its unique array of specialist retailers, independent cafes and restaurants. Nearby office occupiers include Pacific Chartered Accountants, TK Maxx and AC Leigh.

## Description

The property comprises a self contained second floor suite within a purpose built three storey office building with the following specification and features:

## Key Points

- Security alarm
- Ground floor intercom entrance system
- Lift access
- Open plan layout
- Carpeted floors
- Air Conditioning
- Three separate offices / meeting rooms
- Fully fitted kitchen
- Male, female and disabled WC's.
- 1 car parking space

## Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed subject to periodic RPI linked rent reviews. There will be a service charge and annual sinking fund payable in relation to the Landlord's expenditure in respect of the lift, insurance and external repairs. Further details are available upon request.

## Planning & Uses

We understand the current use falls within use class E (offices) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

## Summary

- Rent: £26,800 per annum
- Business rates: The Valuation Office Agency indicate that the 2026 rateable value is £18,750.
- Legal fees: Each party to bear their own costs
- EPC: D (80)

## Further information

- [View details on our website](#)

## Contact & Viewings

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