

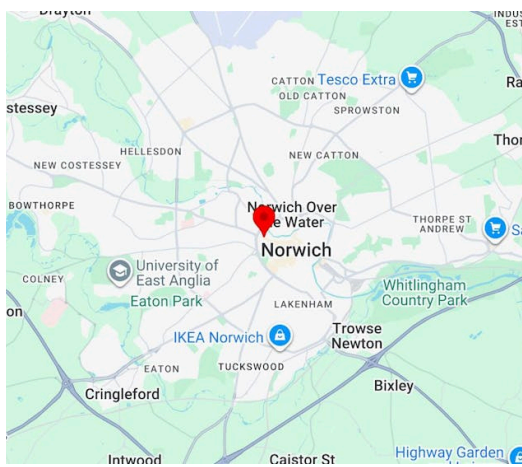


**ROCHE**

5 Woolgate Court, St. Benedicts Street, Norwich, NR2 4AP

Office To Let | £22,000 per annum | 1,681 sq ft

Office with Parking, 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. The property forms part of a courtyard setting where there are a number of office occupiers. The location is predominantly mixed with retail, leisure and residential all in close proximity.

## Description

The premises comprise a second floor suite within a modern purpose built office building with brick elevations and a pitch tiled roof. The office benefits from the following specification and features:

## Key Points

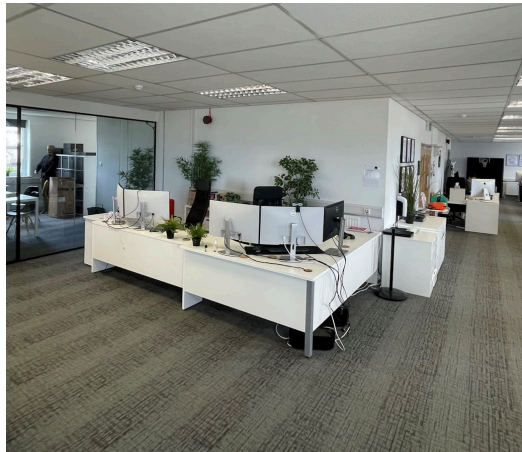
- Open plan layout
- Partitioned meeting room
- Separate kitchen
- Suspended ceilings
- Perimeter trunking
- Male and Female WC's
- 2 car parking spaces

## Viewings

Strictly by appointment through the sole agents.

## Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed. A service charge is payable. Further information available on request.



## Summary

- Rent: £22,000 per annum
- Business rates: The Valuation Office Agency website indicates that as from April 2026 the Rateable Value is £14,000
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (63)

## Further information

- [View details on our website](#)

## Contact & Viewings

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