

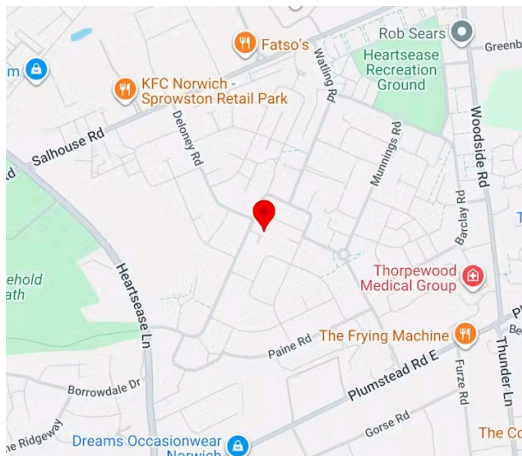


ROCHE

94 Rider Haggard Road, Norwich, NR7 9UQ

Office To Let | £15,000 per annum | 1,197 sq ft

Self-Contained office with parking



Location

94 Rider Haggard Road is situated 3 miles east of Norwich City Centre within the Heartsease area. The property benefits from convenient access to the A47, Broadland Northway (A1270), and the Norwich Outer Ring Road. The surrounding area is predominantly residential with some local retail and commercial occupiers nearby including One Stop, Norwich Fireworks, Webster Technical Services, Bishy Barney Bees. Heartsease Primary Academy School is a short distance away.

Description

The property comprises a single-story detached former doctors' surgery, now an office-style building of brick construction under a pitched tiled roof with timber-framed windows and doors. Internally, the property has a largely cellular configuration and was refurbished to a good modern standard in 2017.

Key Points

- 7 Parking spaces
- Individual offices / meeting rooms
- Modern kitchen and shower room
- Male and Female WC's
- LED lighting
- Electric heating

Accommodation

Floor/Unit	sq ft	sq m
Ground	1,197	111.20

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Viewings

For further information or to arrange a viewing, please contact the sole agents.

Summary

- Rent: £15,000 per annum
- Business rates: The property is yet to be reassessed for business rates
- Service charge: n/a
- EPC: B (38)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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