

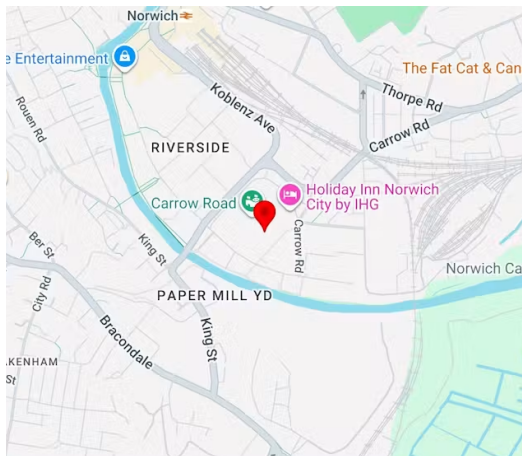


ROCHE

Norwich City Football Club, Carrow Road, Norwich, NR1 1HU

Office To Let | £99,750 per annum exclusive | 6,652 sq ft

First floor office suite



Location

The office is located within the South Stand of Norwich City Football Club's Carrow Road stadium, which is on the edge of Norwich city centre, approximately 0.5 miles from the retail core and close to Norwich Railway Station.

In addition to excellent road connections, the property also benefits from being a short walk from a number of local amenities including Riverside Retail Park (Morrisons, McDonalds, Next, Costa, Boots, Starbucks etc), Riverside Leisure Centre, and the Riverside Entertainment area (Pure Gym, Odeon, Bella Italia, Hollywood Bowl, Five Guys etc).

Description

The property comprises a modern first-floor office suite with the following specifications and features:

Key Points

- Predominantly open-plan accommodation
- Glazed meeting rooms and office space
- Suspended Ceiling with LED lighting
- Carpeted Flooring
- Comfort cooling / air conditioning
- Kitchen and WC facilities
- Dedicated Reception area
- Lift access
- On-site Parking

Accommodation

Floor/Unit	sq ft	sq m
1st	6,652	617.99

Terms

The property is available by way of a new Internal repairing and Insuring (IRI) lease plus service charge, for a term to be agreed.

Viewings

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

Summary

- Rent: £99,750 per annum exclusive
- Business rates: To be assessed
- Service charge: A service charge is payable to cover the costs of the common areas and services. Further information on application.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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