

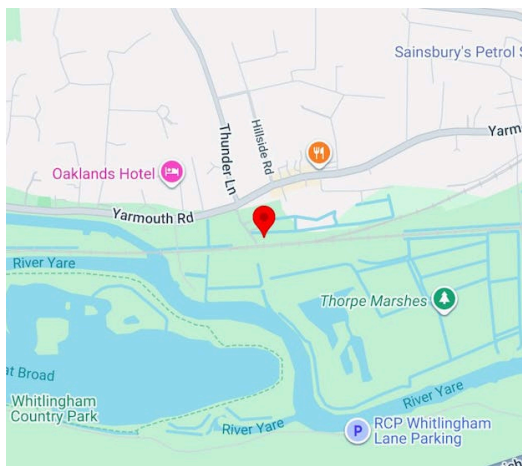


**ROCHE**

9 Whitlingham Lane, Thorpe St. Andrew, Norwich, NR7 0QA

Office, Light Industrial To Let | £24,000 per annum | 2,791 sq ft

Office / Storage Unit - To Let



## Location

The property is located off Whitlingham Lane, approximately 2 miles to the east of Norwich City Centre adjacent to Yarmouth Road, opposite Thunder Lane and 1.5 miles west of the A47 which provides a direct route to Great Yarmouth and the A11.

## Description

The property comprises a detached office building with the following specification and features:

## Key Points

- Detached self contained property.
- Air conditioning and electric radiator heating throughout
- Modern open plan office accommodation to the front building
- Roller shutter door with loading bay to rear building (1.80m x 2.60m)
- 21 parking spaces

## Accommodation

| Description        | sq ft        | sq m          |
|--------------------|--------------|---------------|
| Office 1           | 559          | 51.93         |
| Kitchen            | 24           | 2.23          |
| Lobby              | 38           | 3.53          |
| First floor office | 458          | 42.55         |
| Office 2           | 446          | 41.43         |
| Rear kitchen       | 44           | 4.09          |
| Office 3           | 465          | 43.20         |
| Store area         | 276          | 25.64         |
| Office 4           | 479          | 44.50         |
| <b>Total</b>       | <b>2,789</b> | <b>259.10</b> |

## Terms

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

## Summary

- Rent: £24,000 per annum
- Business rates: The Valuation office Agency website indicates that as from April 2026 the Rateable Value is £21,250.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (68)
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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