

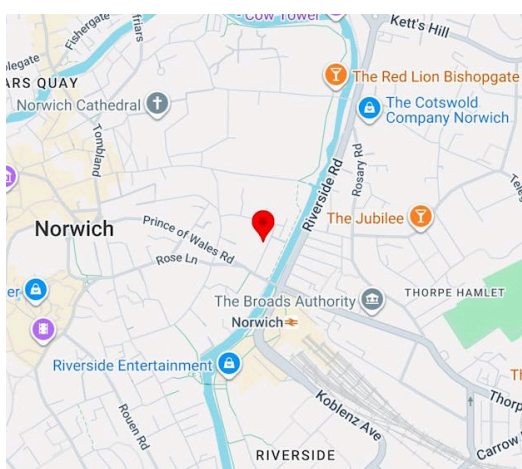


ROCHE

5 Recorder Road, Norwich, NR1 1NR

Office For Sale | £360,000 | 2,008 sq ft

OFFICE BUILDING WITH PARKING - FOR SALE



Location

Recorder Road is off Prince of Wales Road, close to the city centre and the railway station. It is adjacent to office locations of Prince of Wales Road, St Faiths Lane and Cathedral Close. Vehicular access to Recorder Road is unrestricted, with on-street parking. The property is close to car parks in Rose Lane, Riverside and the city centre.

Description

The property is a detached building which is mainly single storey and has been extensively refurbished as offices although currently used as a hostel. It will be converted back prior to sale but other uses can be considered.

Key Points

- Central heating and double glazed windows
- Combination of general office areas and individual rooms
- Fully-fitted kitchen and store room, accessible W.C. and shower room
- Parking for approximately 7 cars, allowing for double parking
- Potential for alternative uses, subject to planning consent

Accommodation

Description	sq ft	sq m
Ground Floor Offices	1,332	123.75
Ground Floor Store Room & Kitchen	142	13.19
First Floor Office	534	49.61
Total	2,008	186.55

Tenure

The property is offered for sale. It is currently let until 2nd June 2027 when the tenants will vacate, having converted the building back to offices. A sale can be arranged to complete to provide vacant possession of the restored building.

Important Note - Photographs

The photos in these details were taken prior to the building being converted in 2020.

KYC and Anti Money Laundering

Proof of identity, address and source of funds will need to be provided to the agents prior to solicitors being instructed.

Summary

- Price: £360,000
- Business rates: The entire property does not currently have a 2026 Rateable Value. Recent assessments can be found at <https://www.tax.service.gov.uk/business-rates-find/valuations/start/6398843000>
- VAT: The Landlord reserves the right to charge VAT but the property is not currently elected for VAT.
- Legal fees: Each party to bear their own costs
- EPC: C (53)

Further information

- [View details on our website](#)

Contact & Viewings

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