

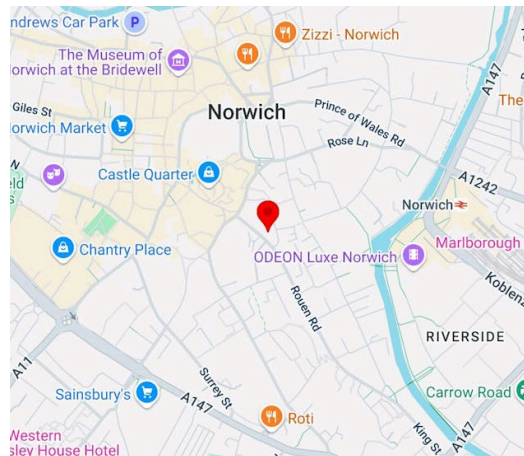


ROCHE

Rouen Road, Norwich, NR1 1RB

Office To Let | 1,400 to 14,567 sq ft

City centre offices with parking - to let



Location

Rouen Road is a well-located office location conveniently located between the City Centre and the A147 (Outer Ring Road) and the A47 trunk road. The property is situated at the northern end of Rouen Road, within Norwich city centre. The Castle Quarter shopping centre and the main retail core is within a three-minute walk, while the Riverside retail/leisure area and Norwich Train Station are 0.2 and 0.3 miles away respectively.

Description

Rouen House is a prominent mid-century city centre office building providing a range of suites over five storeys. The available space offers a combination of refurbished and un-refurbished space, with the option of refurbishment depending on the incoming tenant's preference.

Key Points

- Lift access
- Car parking at c. 1:291 per sq ft
- Gas-fired radiator heating
- Raised floors to parts & suspended ceilings
- Comfort cooling to most suites with installation on request
- 24/7 access

Accommodation

Description	sq ft	sq m
First Floor	5,949	552.68
Second Floor	1,400	130.06
Third Floor - Suite 1	1,400	130.06
Third Floor - Suite 2	5,818	540.51

Service Charge

There will be a service charge payable in relation to Landlord's expenditure in respect of maintaining the common parts. Further details are available upon request.

Tenure & Terms

The suites are available by way of new effectively full repairing and insuring leases for a term to be agreed. All rents and service charges are subject to VAT at the prevailing rates.

Summary

- Business rates: The property is split into numerous hereditaments, and some new suites will need to be rated. Please contact the agents for more information.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (63)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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