

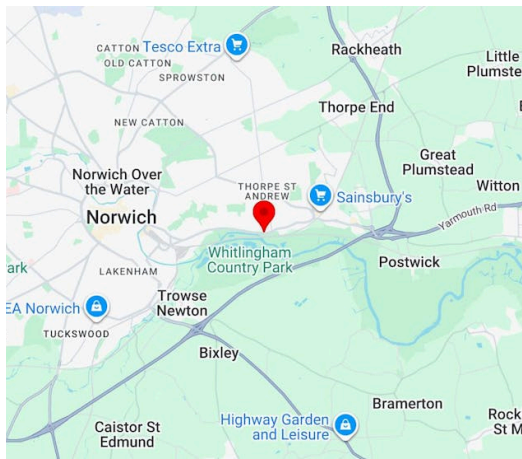


ROCHE

87C Yarmouth road, Norwich, NR7 0HF

Office To Let | £10,500 per annum | 542 sq ft

Office with parking to Let, Norwich



## Location

The property is located off Yarmouth Road, approximately 2 miles to the east of Norwich City Centre, 1.5 miles west of the A47, which provides a direct route to Great Yarmouth and the A11. The premises are within close proximity to local amenities, the Rushcutters pub, River Green Pantry, with Broadland Business Park just over 1 mile to the east.

## Description

The property comprises a self-contained refurbished ground-floor office space, within a courtyard setting of a Listed building, with the following specification.

## Key Points

- Individual offices / Meeting rooms
- Kitchen / Tea-point
- 2 Parking Spaces
- WC Facilities
- Good Natural Light
- Overflow Parking
- Gas-fired Heating

## Accommodation

Name	sq ft	sq m
Ground - Office 1	161.14	14.97
Ground - Office 2	167.27	15.54
Ground - Office 3	91.71	8.52
Ground - Office 4	93.75	8.71
Ground - Kitchen	28.95	2.69
<b>Total</b>	<b>542.82</b>	<b>50.43</b>

## Terms

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

## Amenities & Specifications

Total parking spaces: 2

## Summary

- Rent: £10,500 per annum
- Business rates: The Valuation office Agency website indicates that as from April 2026 the Rateable Value is £7,700.
- Service charge: £56 per month
- VAT: Applicable
- EPC: D (87)
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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