



Open plan suite with 20 car spaces
4,510 sq. ft. (419 sq. m)

- Open plan Grade A office space
- Norwich's most established business park
- On-site parking provisions with overflow parking
- Easy access to the A47 dual carriageway
- May split

**SUITE 6, ROSEBERY COURT, ST ANDREW'S
BUSINESS PARK, NORWICH, NR7 0HS**

TO LET

Location

St Andrew's Business Park is ideally situated approximately 3.5 miles east of Norwich City centre and within a short drive of the A47. Widely regarded as Norwich's premier out of town location, the Park provides an attractive landscaped working environment which has already attracted a number of high-quality occupiers, which include Circle Anglia, Archant and NPS Property Consultants.

Other amenities on the Park, or close by, include the Terrace Restaurant, Bannatyne Health & Leisure Centre and Busy Bees Day Nursery. Access to Sainsbury's and the shopping complex is via a footbridge across the railway line.

Description

Rosebery Court is a multi-let office building situated on Central Avenue. Occupiers include the Cabinet Office, HM Treasury, Modality Systems and Cocksedge Building Contractors.

The property has three storeys and the available suites are situated on the first floor, which is accessed via a ground level entrance bridge.

Suite 6 is to the rear of the building which is south facing. The suite benefits from having its own kitchen, meeting room and breakout area.

There are high quality communal kitchens and WC facilities provided.

Rosebery Court is constructed around a central atrium. The suites have recently been refurbished to a high specification and are ready for occupation.

There is a generous parking provision in addition, there are visitor spaces situated close to the entrance as well as the added benefit of an overflow car parking facility which is available on request.

Accommodation

The following net internal areas are provided: -

First floor (accessed from ground level via a bridge)

Suite 6 4,510 sq. ft. (419 sq. m) with 20 parking spaces

Specification

The following specification is provided: -

- Fully accessible raised floors with floor boxes
- Building wide air conditioning system
- Suspended ceilings with recessed lighting
- Double glazing
- Male, female and accessible WCs



Terms

A new effectively FRI lease to be agreed directly with the landlord.

Rent upon application to the sole agent.

Energy Performance Certificate

The building has a rating of 80 which falls within Band D.

A copy of the EPC is available on request.

Enquiries

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

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