



**ROSEBERY COURT, ST ANDREWS BUSINESS PARK,
NORWICH, NR7 0HS**

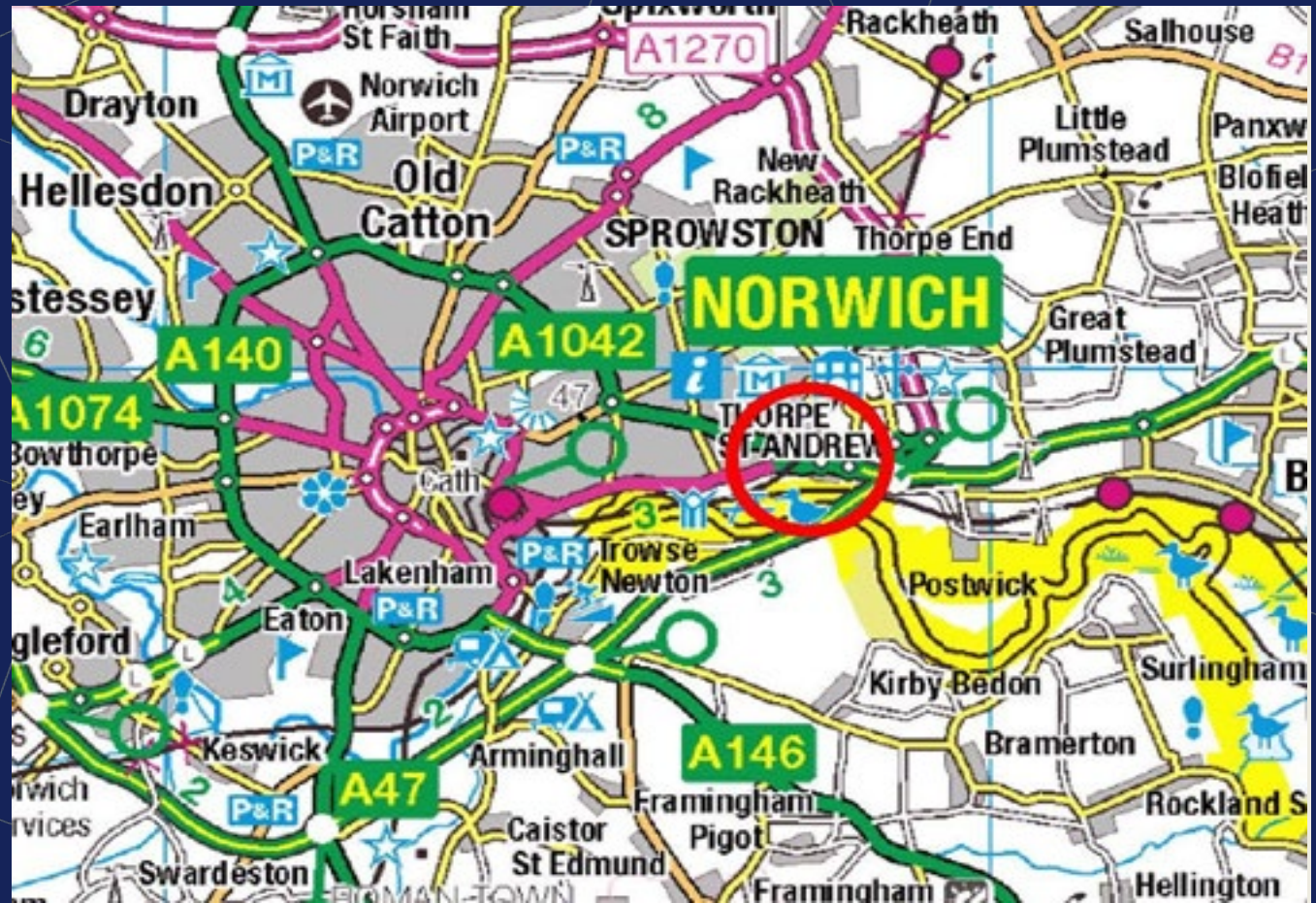
TO LET | OFFICES: 766 TO 6,244 SQ FT (72 TO 578 SQ M)



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 several high-quality occupiers.

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



SUMMARY



Description

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

The property has three storeys and the available suites are situated on the first floor, which is accessed via a ground level entrance bridge. Suites 1 & 2 are again at the front of the property and can be combined. Suite 4 is to the rear of the building which is south facing. 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 upon request.

Specification includes:

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

Additional information

Terms

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

Rent upon application.

EPC

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

A copy of the EPC is available upon request.

ACCOMMODATION

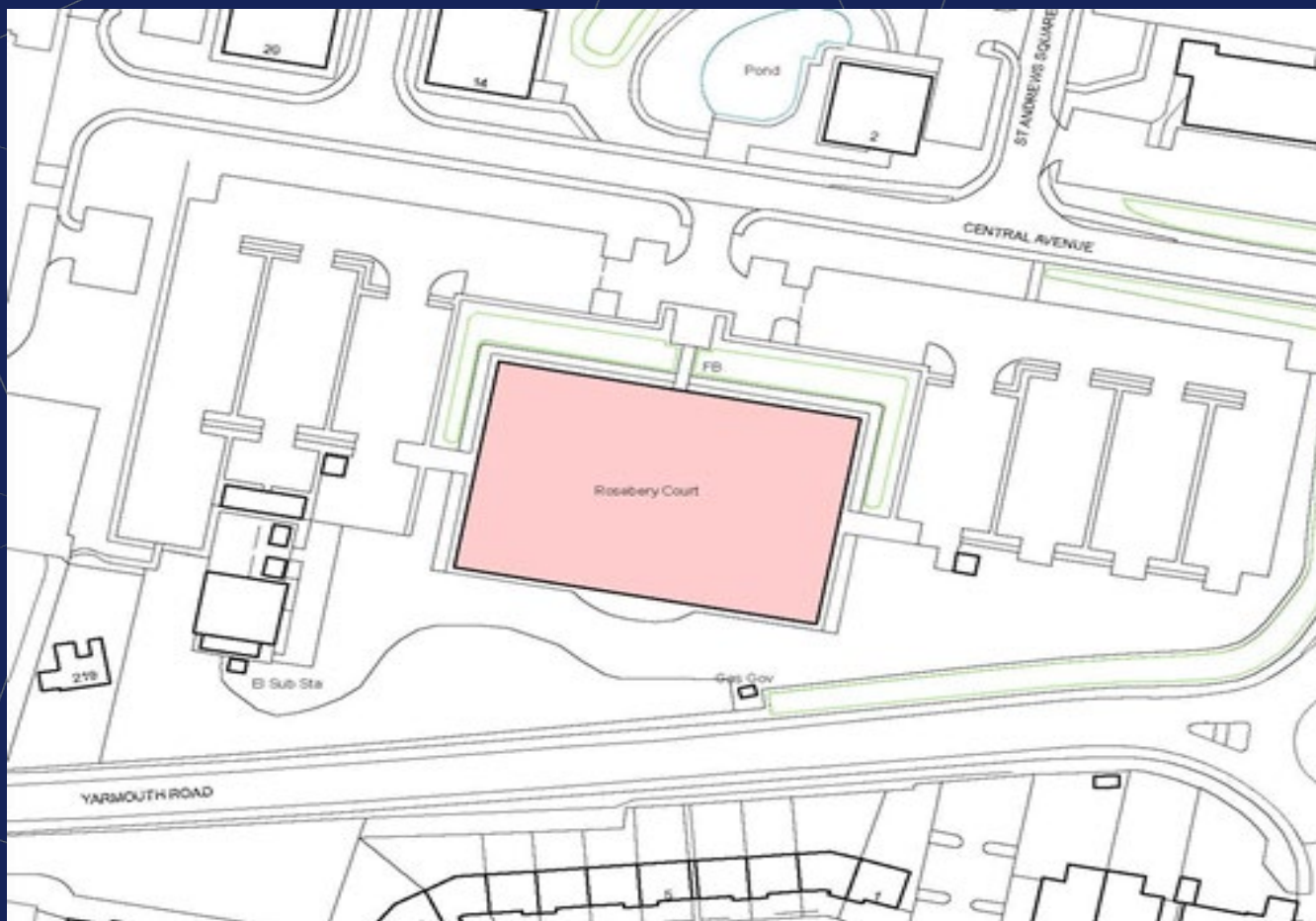
First floor

(accessed from ground level via a bridge)

Areas measured to Net Internal Area.

	Sq ft	Sq m	Parking
Suite 1	766	71	4 spaces
Suite 4A	2,456	228	14 spaces
Suite 2	3,002	279	14 spaces
Total	6,244	578	

Suites 1 & 2 can be combined to provide 3,768 sq ft (350 sq m).



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