



ST THOMAS HOUSE, 14 CENTRAL AVENUE, ST ANDREWS BUSINESS PARK, NORWICH NR7 0HR

TO LET | MODERN PART 1ST FLOOR OFFICES
1,251 SQ FT (116 SQ M)

- Established Business Park location.
- Amenities close by
- Excellent access to the A47 & NDR

SUMMARY

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.

Description

The suite is situated on the first floor of St Thomas House. The suite occupies almost half of the floor.

Becketts Investment occupy the remainder of the first floor whilst the ground floor is occupied by Red Box and Altrad Services.

There is an impressive glazed communal entrance with a seating area, stairs and lift to the first floor. Each floor has communal WCs totalling 8 WCs and 2 showers.

There is an entrance lobby into the available suite.

The suite itself has the following specification:

- Raised carpeted flooring and floorboxes
- Suspended ceiling with recessed lighting
- Air Conditioning
- Separate meeting room
- Teapoint

Externally there is parking for 5 cars.

Accommodation

The following net internal floor area is provided:

First floor office - 1,251 sq ft (116.22 sq m)

Additional information

Terms

The property is available on the basis of an effectively full repairing and insuring sub-lease until 20th July 2027.

Rent upon application.

Business Rates

According to the Valuation Office Agency website, the property has a rateable value of £16,750.

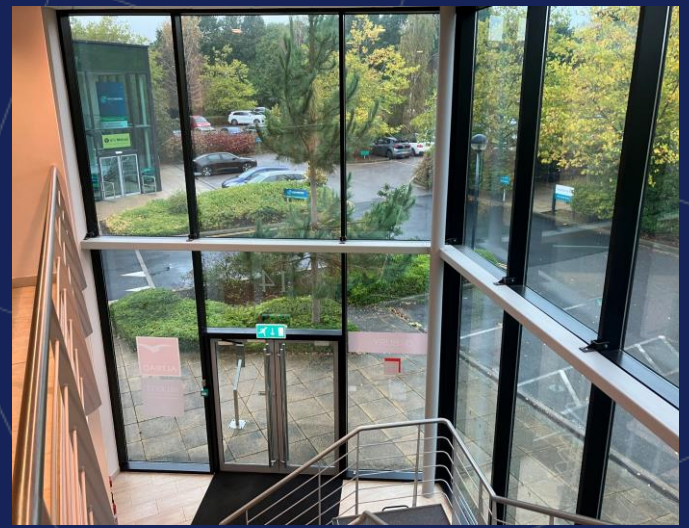
Service Charge

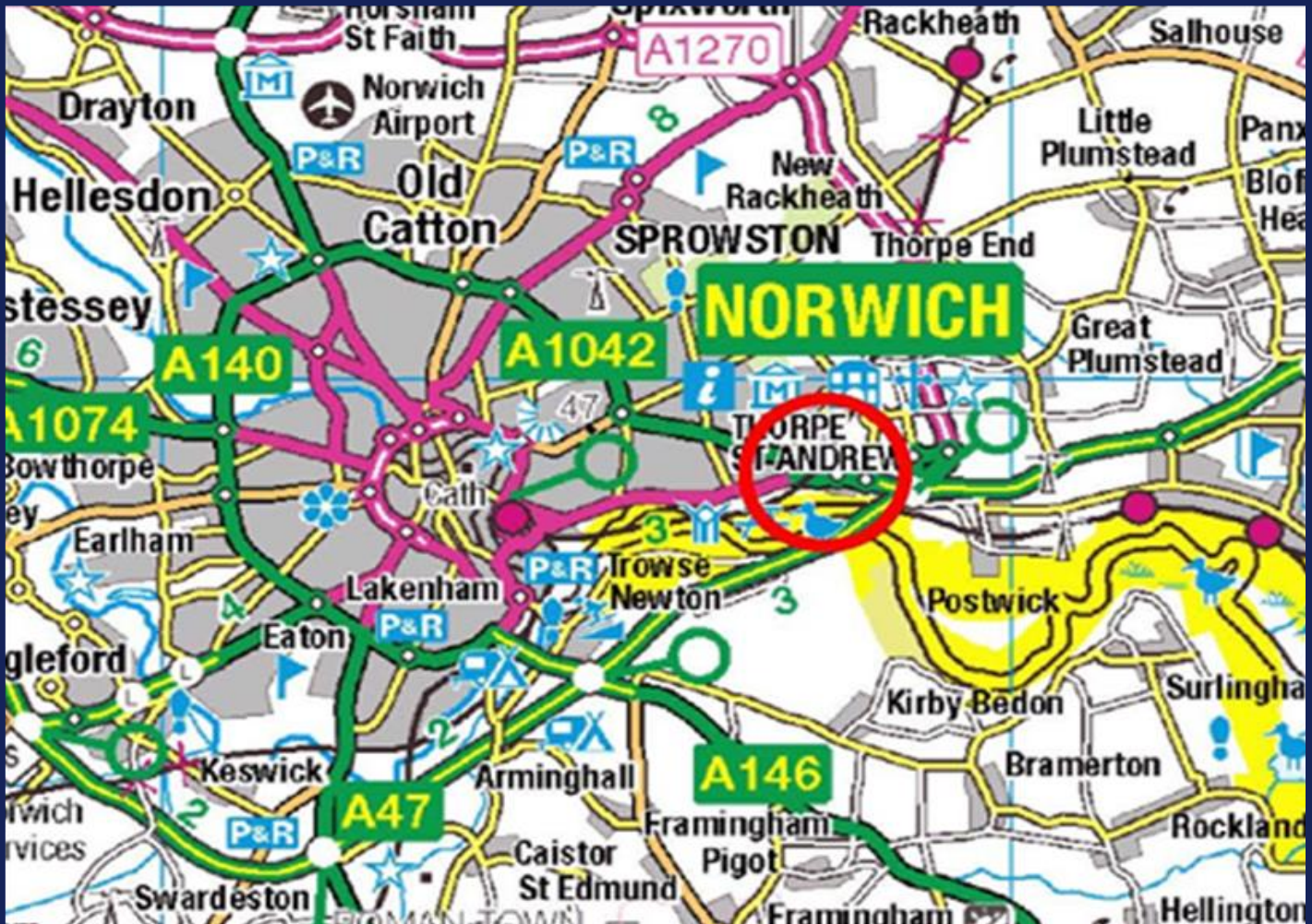
There is a service charge, calculated on a pro rata basis, to cover the maintenance and upkeep of the common areas. Further details upon request to the sole agents.

EPC

The property has an energy rating of C54 valid until 11 March 2030. A copy of the EPC is available upon request.

GALLERY





Enquiries

Chris Squirrell
07887 830 124
chris.squirrell@bidwells.co.uk

Will Jones
07899 061 892
william.jones@bidwells.co.uk

May 2024

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.