

**Norwich** | NR3 2AG  
Kirkham House, 5 Whiffler Road

**ROCHE**



## **NEW SERVICED OFFICE SPACE TO LET**

**107 to 1,906 sq ft (10 to 177 sq m)**

- Available for immediate occupation
- Refurbished office accommodation
- 28 car parking spaces
- Flexible terms

**Office**

**01603 619876**  
[www.rochesurveyors.co.uk](http://www.rochesurveyors.co.uk)

**Norwich – 5 Whiffler Road, Kirkham House (Availability Schedule):**

Suite	Floor	Size (sq ft)	Size (sq m)	Yearly Rent (+ VAT)	Car Parking Spaces *	Rateable Value	Rates Payable	Security Deposit (+VAT)	Available
129	Ground	120	11.1	£2,000	1	TBA	TBA	£500	LET
130	Ground	518	47.5	£11,500	2	TBA	TBA	£2,875	LET
131	Ground	251	23.1	£5,880	1	TBA	TBA	£1,470	LET
132	Ground	120	11.1	£2,000	1	TBA	TBA	£500	LET
201	First	118	11.0	£2,830	1	TBA	TBA	£710	LET
202	First	232	21.5	£5,800	1	TBA	TBA	£1,450	LET
203	First	107	10.0	£2,570	1	TBA	TBA	£645	LET
204	First	133	12.3	£2,860	1	TBA	TBA	£715	LET
205	First	269	25.0	£6,725	1	TBA	TBA	£1,685	LET
206	First	132	12.3	£2,840	1	TBA	TBA	£710	LET
207	First	129	12.0	£3,225	1	TBA	TBA	£810	LET
208	First	135	12.5	£2,700	1	TBA	TBA	£675	LET
209	First	133	12.3	£3,325	1	TBA	TBA	£835	LET
210	First	135	12.5	£3,240	1	TBA	TBA	£810	<b>Available</b>
211	First	133	12.3	£3,195	1	TBA	TBA	£800	LET
213	First	132	12.2	£3,300	1	TBA	TBA	£825	LET

214	First	418	38.9	£10,450	1	TBA	TBA	£2,615	LET
215	First	133	12.3	£3,325	1	TBA	TBA	£835	LET
217	First	133	12.3	£3,325	1	TBA	TBA	£835	LET
221	First	127	11.8	£3,175	1	TBA	TBA	£795	LET
226	First	130	12.1	£2,925	1	TBA	TBA	£735	<b>Available</b>
227	First	201	18.7	£5,025	1	TBA	TBA	£1,260	LET

- **Parking is limited to the amount of spaces per suite, as set out above. Spaces will be charged at £750 plus VAT per space per annum. Extra spaces may be available subject to availability. The Landlord will reserve the right to allocate specific spaces to the Tenant and to vary the position of these spaces within the car park.**
- **Tenants will have to pay an administration fee of £500 plus VAT for the licence.**
- **Tenants will have the option to either install their own telecommunications or they can connect to the Landlord's for instant internet access, there will be a small charge for this service.**

Correct as of: 15<sup>th</sup> April 2024

Please contact the agents, Roche on 01603 619876 for further information.