



Location

St Andrews Business Park is ideally situated approximately 3.5 miles east of Norwich city centre and within a short drive of the A47. The park is regarded as Norwich's premier out of town location and provides an attractive landscape working environment with nearby occupiers including **Perenco**, **Price Bailey** and **Crown Commercial Services**.

Other amenities on the park include **The Terrace Cafe**, **Bannatyne Health & Leisure Centre** and **Busy Bees Nursery**. Additional occupiers include **The Cabinet Office**, **HM Treasury**, **Balfour Beatty** and **Galliford Try**.

Description

Rosebery Court is a multi-let office building of 3-storeys offering available suites on the first floor, which include:

- Full accessible raised floors with floor boxes
- Building wide air conditioning system
- Suspended ceilings, with recessed lighting
- Male, female and accessible WCs
- Central atrium
- Visitor parking

Accommodation

The property is arranged over 3-storeys with a total net internal floor area of 6,656 sq ft (615 sq m) and 34 car parking spaces.

Suite 1	776 sq ft (71.2 sq m)	4 parking spaces
Suite 2	3,002 sq ft (278.9 sq m)	14 parking spaces
Suite 4A	2,458 sq ft (228.4 sq m)	12 parking spaces

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

Tenure & Terms

A new FRI lease, with service charge, to be agreed directly with the landlord. VAT will be payable on all rents and service charge.

Rent

On application.

Rates

The Valuation Office Agency website indicates that from April 2023 the suites have the below rateable values:

- 1 - £9,700
- 2 - £38,000
- 4A - £32,000

This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from either Broadland District Council or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Viewings & Further Information

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Roche Chartered Surveyors
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samk@rochechs.co.uk

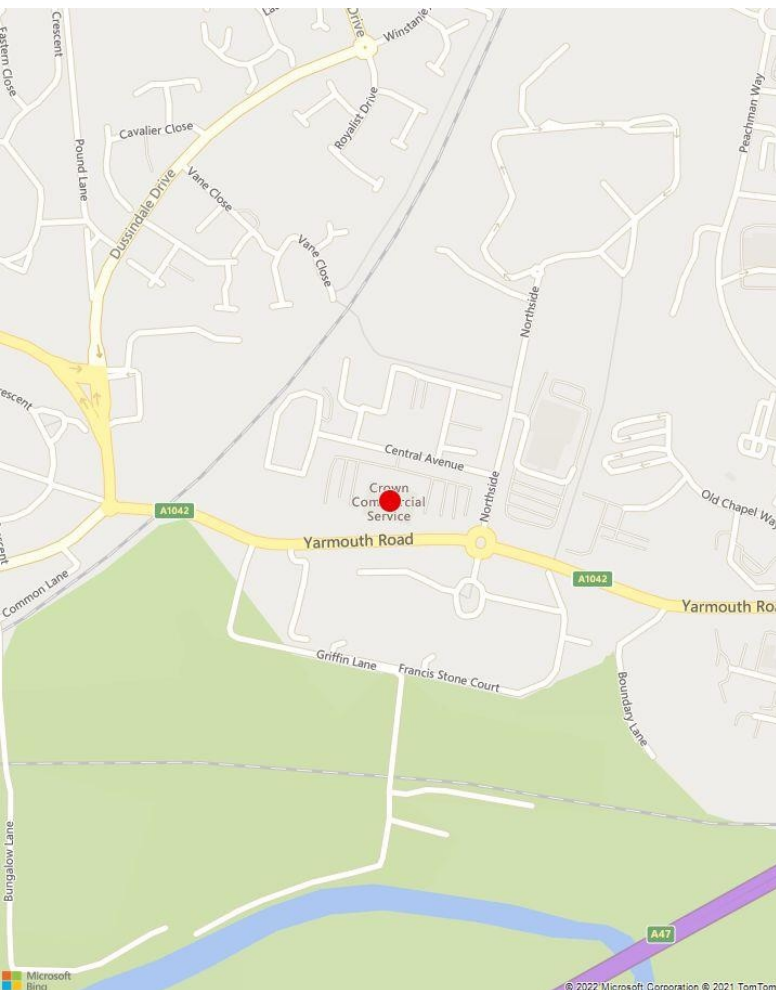
Service Charge

Please contact the surveyor to ascertain the service charge.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

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SUBJECT TO CONTRACT
 You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



IMPORTANT NOTICE

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- The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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