

A fantastic mid-century, refurbished office building with undercroft parking
315.91 m² (3,400 sqft)

Office Building

To Let

HIGHLY PROMINENT AND EASILY ACCESSIBLE TO CITY CENTRE AND A47

NEARBY AMENITIES INCLUDE PUBS, River garden, The Townhouse and The Rushcutters and CAFES including River Green Pantry

CLOSE TO NORWICH RAILWAY STATION

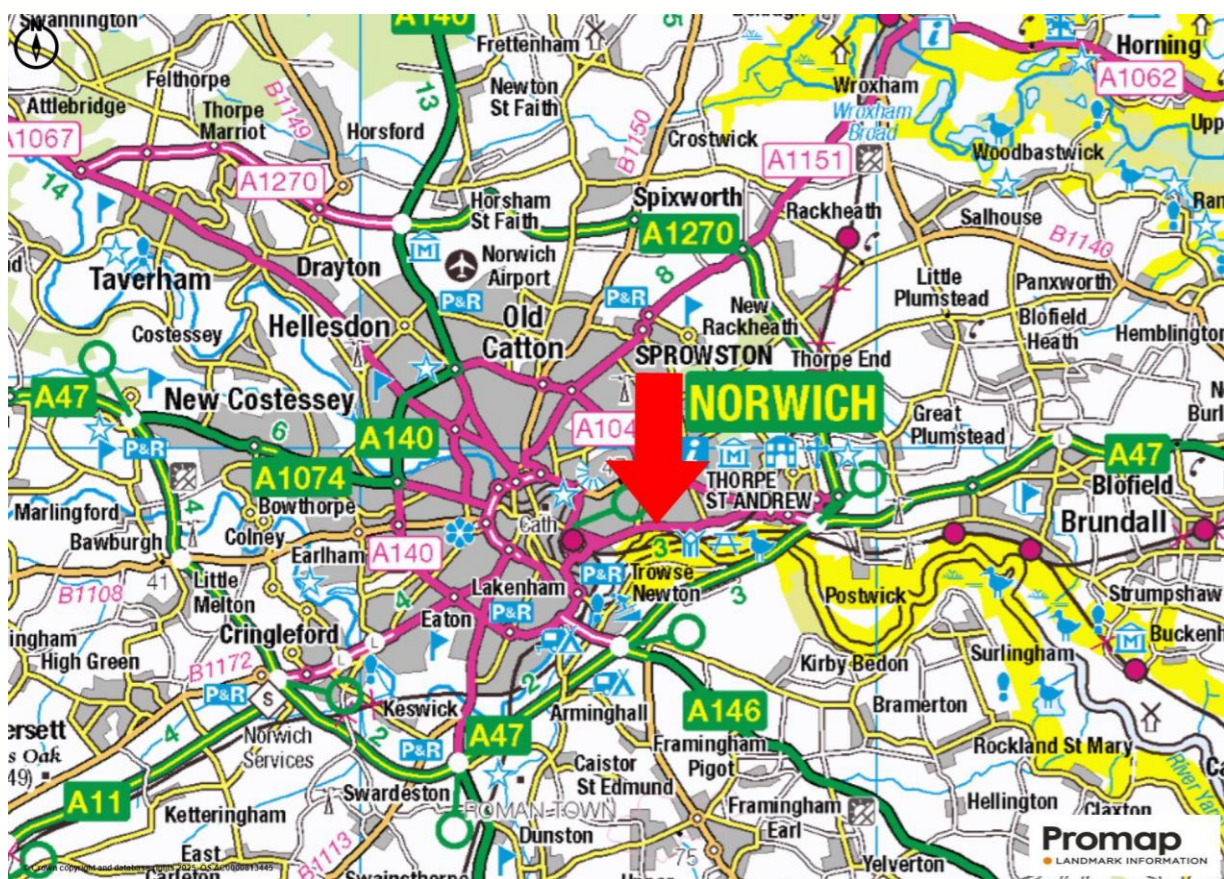
GENEROUS CAR PARKING

Stanton House , 29 Yarmouth Road, Thorpe St. Andrew, Norwich, NR7 0SA

A fantastic mid-century design office building, with a large open and airy reception and magnificent staircase to the 1st and 2nd floor open office areas. The upper floors benefit from views over the River Yare and Whittingham Country Park beyond.

The property is located on Yarmouth Road, approximately 1 mile east of Norwich city centre. Easily accessible by car or bus which routes include numbers 5B, 7, 14, 15, 16 and 17. St Andrews, Broadland, Meridian & St Andrews Business parks are only 2 miles east and are all easily accessible within 5 mins driving time.

The immediate surrounding area is predominantly residential although there are a number of commercial uses nearby including Chaplin Farrant Architects, The Rivergarden Bar and kitchen, The Rushcutters Pub and the new River Green Pantry.



Note: Arnolds Keys for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessee 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 (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



Description

The ground floor features a large entrance lobby and store, with impressive staircase leading to the upper floors, with lift. The first and second floors provide predominantly open-plan office space, with WC facilities available on both levels.

The property is to be completely refurbished and will benefit from new air conditioning, lighting, decoration, floor coverings, while the outdoor landscaping will be maintained by the landlord subject to a small maintenance charge.

Externally, the car park is tarmac, offering 15 spaces, some of which are covered beneath the building, supported by open columns.

Accommodation

We have measured the property in accordance with the IPMS/ RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

Description	m ²	Sq Ft
Ground Floor	25.71	277
First Floor	136.30	1,467
Second Floor	153.90	1,652
Total NIA	315.91	3,400

Terms

The property is available on a new effective full repairing and insuring lease, for a term to be agreed. Quoting terms available upon request.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Office and Premises

Rateable Value: £TBC

Rates Payable 2026/2027: £TBC

This will be re-assessed following occupation

Legal Costs

The ingoing tenant will be responsible for both parties' reasonably incurred legal fees.

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: C

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

Guy Gowing

guy.gowing@arnoldskeys.com

DDi: 01603 216804

SUBJECT TO CONTRACT - HRD/njr/28016/120



Reception



Views