



## High Quality First floor Office Space 519.69 m<sup>2</sup> (5,594 SqFt)

Office

Let

HIGH SPECIFICATION  
OPEN PLAN  
ACCOMODATION

SUPERB LOCATION WITH  
EXCELLENT AMENITIES

23 CAR PARKING SPACES

AIR CONDITIONING

ELECTRIC VEHICLE  
CHARGING POINTS

### Lancaster House, St. Andrews Business Park, Norwich, Norfolk NR7 0HR

St Andrews Business Park is located approximately 3 miles east of Norwich City centre, within a short drive of both the A47 and the Northern Distributor Road.

The A47 provides access to Great Yarmouth in the east, and Kings Lynn and beyond to the Midlands in the west. The A11 is 8 miles away which links to Cambridge and the M11. The Norwich NDR (A1270) provides onward connectivity to Norwich International Airport and the wider northern road network.

Amenities include an on-site restaurant, Bannatyne's Health & Leisure Centre and a Sainsbury's superstore is within a short walk.

### Description

The first floor of Lancaster House provides a high-specification office suite comprising a modern fitted kitchen, boardroom, and four additional office rooms. A professional, shared reception is located on the ground floor. The suite benefits from self-metered electricity, is fully air-conditioned, and has secure access control, maintained by the main tenant. Network cabling and broadband are to be arranged directly by the occupier.

### Accommodation

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

Description	M <sup>2</sup>	Sq Ft
First Floor	519.69	5,594
<b>Total NIA</b>	<b>519.69</b>	<b>5,594</b>

### Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed at an initial rent of **£97,500 per annum**.

A service charge is payable for the maintenance of the common areas. Details are available from the Agents.

### Business Rates

The properties have been entered onto the Valuation Office Agency website together as the following:

Description: Offices and Premises

Rateable Value: £188,000

Rates Payable 2026/2027: £90,240

\* First floor suite to be assessed

### Legal Costs

Each party to bear their own costs.

### VAT

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

### EPC

The property has an EPC rating of: **D**

### Viewing and further information

Strictly by appointment with the sole agent:

Guy Gowing

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Harry Downing

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SUBJECT TO CONTRACT – GWBG/njr/120

