



Nautilus House Newly refurbished for 2022

High quality ground floor office space in an established business park with excellent transport links.

- | High specification open plan accommodation
- | Superb location with excellent amenities
- | 22 on-site parking spaces (1 space per 216 sq ft.)

St Andrews Business Park
Norwich, NR7 0HR

Nautilus House
10 Central Avenue

TO LET

442.5m² (4,763 sq ft)

St Andrews Business Park

An established 26-acre development with modern two and three storey grade A office buildings. It's nestled in landscaped green areas with excellent on-site car parking and transport links close by.

Facilities include:

- | Variety of buildings and space available
- | Terrace restaurant with lake view
- | Bannatyne's gym located on-site
- | Generous on-site parking

Other occupiers on the park include:

- | Price Bailey Accountants
- | Perenco
- | HM Revenue & Customs
- | Williams Lea
- | Cape PLC
- | External Services
- | Perfect Placement Recruitment
- | Oxbury & Co Chartered Surveyors





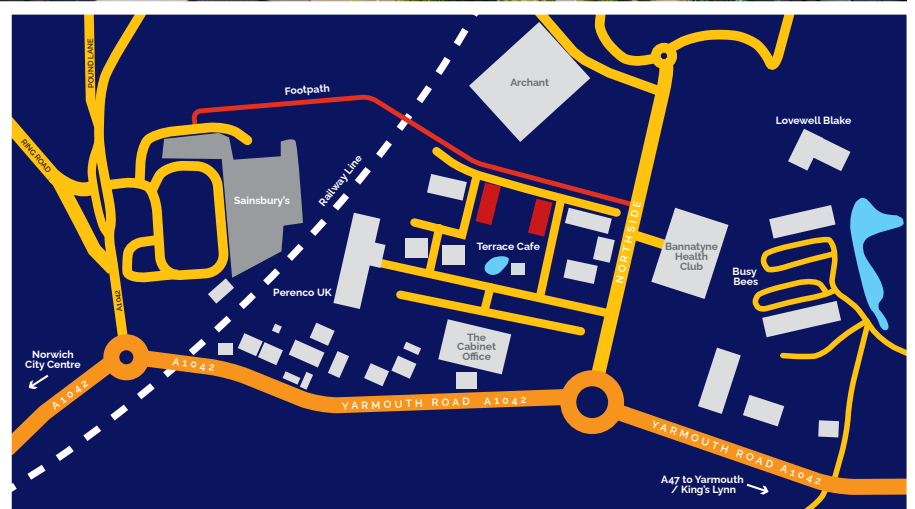
Bannatyne's Health Club
Well equipped with premium gym equipment, luxurious swim and spa facilities and more.



Nautilus House
A stand-alone, two-storey building, providing high specification, flexible offices throughout.

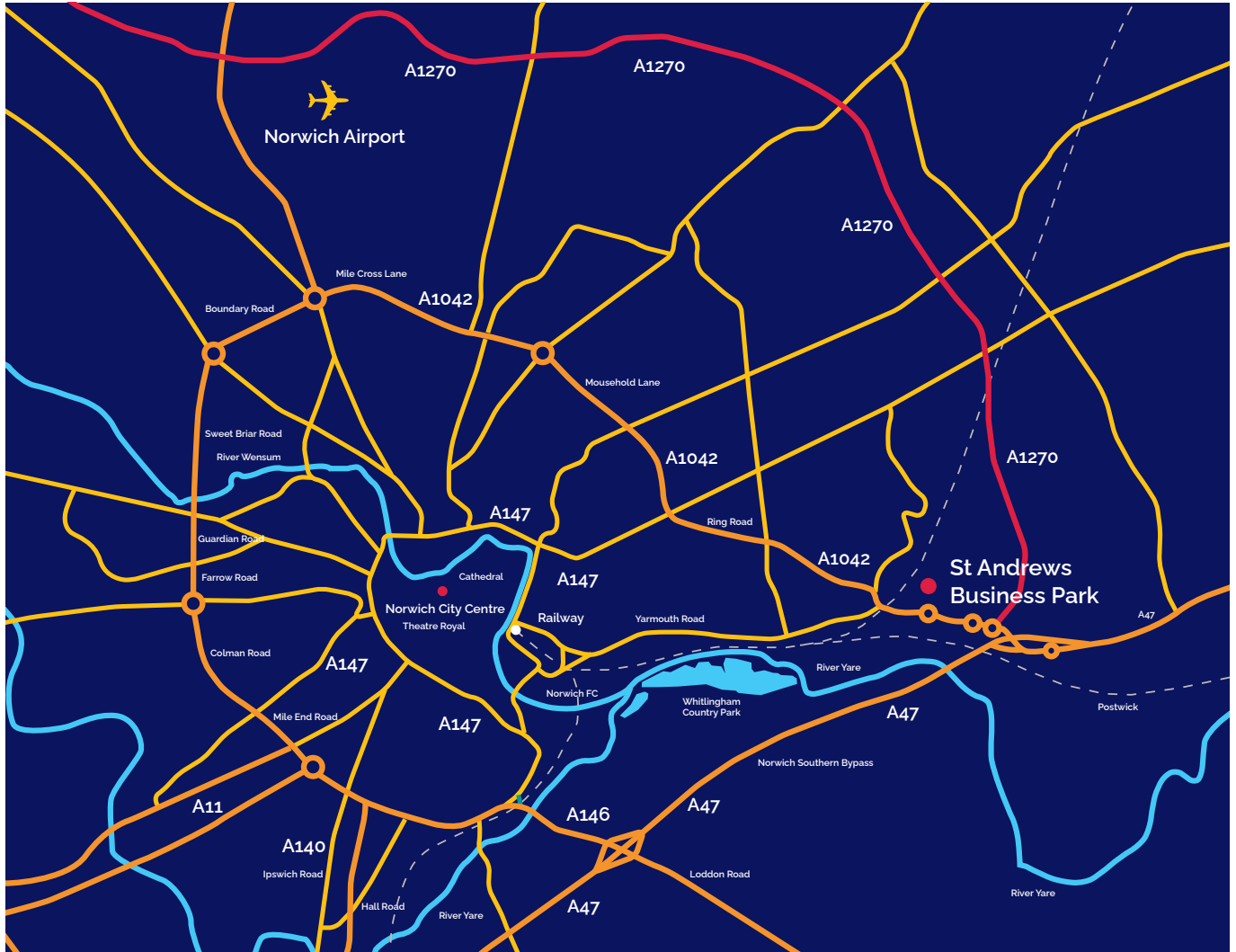


The Terrace Restaurant
Enjoy quality food and drink in a light, spacious restaurant with outside seating overlooking the lake.



Excellent Local Amenities

Facilities located close by include a Sainsbury's supermarket, lakeside restaurant, children's nursery and fitness centre.



Superb location

St Andrews Business Park is located approximately 3 miles east of Norwich city centre close to the intersection of the A47 and new Norwich Northern Distributor Road (NDR), and 5½ miles from Norwich International Airport.

- | Easy access to Norwich city centre
- | Direct access to Norwich international airport via the A1270 (NDR)
- | Use the A47 for Great Yarmouth and the Midlands
- | Use the A11 for Cambridge and the M11
- | Mainline train services from Norwich to London and beyond

- | Norwich station - 10 mins
- | Norwich airport - 15 mins
- | Cambridge - 1hr 20min
- | London - 1hr 50min

St Andrews Business Park
Norwich, NR7 0HR

st andrews
BUSINESS PARK

Arnolds|Keys

01603 620551
arnoldskays.com

BIDWELLS

01603 763 939
bidwells.co.uk

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.commercialleasecodeew.co.uk. Disclaimer: These particulars do not constitute an offer or contract or any part thereof. The agents do not make or give either in these particulars or during negotiations or otherwise any warranty or representations whatsoever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising there from. All statements are made without responsibility on the part of the agents or the vendors or lessors, and no responsibility is taken for any omission, error or mis-statement. All intending purchasers or tenants must satisfy themselves as to any matter concerning the premises, by inspection, independent advice, or otherwise. All rentals and prices are quoted exclusive of VAT unless confirmed otherwise. April 2022.

Nautilus House

St Andrews Business Park

Single Floor To Let

442.5m² (4,763 sq ft)

Nautilus House comprises a stand-alone, two-storey building, providing high specification, flexible offices throughout. There are open plan offices on the floor, with a reception and impressive full height atrium for the building.

- | Recently Refurbished
- | High Specification
- | 22 Car Parking Spaces
- | Passenger Lift
- | Air Conditioning
- | Premier Out of Town Office Location
- | Fully accessible raised floors
- | Suspended ceilings with recessed lighting

Accommodation

Nautilus House
10 Central Avenue

	SQ FT	M ²
Reception	--	--
Ground Floor	4,763	442.49
First Floor	Let to Flooring Supplies Ltd	
Total	4,763	442.49

There is a total of 22 on site car parking spaces.

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate IPMS2 floor areas:



Terms

A new full repairing and insuring lease is available, terms available upon application.

Estate Charge

An estate service charge will be applicable, details upon application.

EPC

The property has EPC rating: B42

Legal Costs

Each party to bear their own costs.

Business Rates

Both the Ground Floor of Nautilus House and the adjoining building, Lancaster House, have been entered onto the Valuation Office Agency website together as the following:

Description	Offices & Premises
Rateable Value	£201,000
Rates Payable 2022/2023	£102,912

These will be re-assessed once let.

VAT

The property is VAT elected, so VAT will be charged on rent and estate charge.

Viewing & Further Information

Strictly by appointment with the sole agents:

Arnolds Keys Commercial
01603 620551

Guy Gowing
guy.gowing@arnoldskeys.com
07771 870553

Nick O'Leary
nick.oleary@arnoldskeys.com
07725 372577

Bidwells
01603 763939

Will Jones
william.jones@bidwells.co.uk
07899 061892

Chris Squirell
chris.squirell@bidwells.co.uk
07887 830124

SUBJECT TO CONTRACT

