



Location

The premises are located on the western end of Thorpe Road, which is an established office location close to Norwich Train Station and within easy walking distance of the Riverside area and Prince of Wales Road.

Description

Yare House is a five-storey multi-let Grade A office building. The available suites are located on the second and third floors and offer well-presented modern open-plan accommodation, which will be refurbished.

Other office occupiers in the vicinity include **The Broads Authority, Orbit Housing, Moneyfacts** and **Berry & Warren**.

- Modern open-plan accommodation
- Raised floors and air conditioning
- Suspended ceilings with inset lighting
- Meeting rooms and kitchenette facilities
- Double glazed windows
- Shared male and female cloakrooms on each floor
- On-site car parking

Accommodation

The available accommodation has the following approximate net internal floor areas:

- Second Floor Front Suite: 5,411 sq ft (503 sq m) 9 parking spaces
- Second Floor Rear Suite: 1,734 sq ft (161 sq m) 3 parking spaces
- Third Floor Front Suite: 5,411 sq ft (503 sq m) 9 parking spaces

Tenure & Terms

The suites are available by way of new effectively full repairing and insuring leases for a term to be agreed.

Rent

Second Floor Front: **£93,500 per annum exclusive**

Second Floor Rear: **£29,500 per annum exclusive**

Third Floor Front: **£93,500 per annum exclusive**

Energy Performance Certificate

The Second Floor Front suite currently has an Energy Performance Asset Rating of C (52), while the Second Floor Rear suite has an EPC rating of B (49), the Third floors has a rating of B (50). Full copies of the certificates are available upon request.

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

Rates

The Valuation Office Agency website indicates that as from April 2026 the Rateable Values for the available suites are as follows:

Second Floor Front: £54,000
 Second Floor Rear: £25,750
 Third Floor: £51,500

This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council, or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Viewings & Further Information

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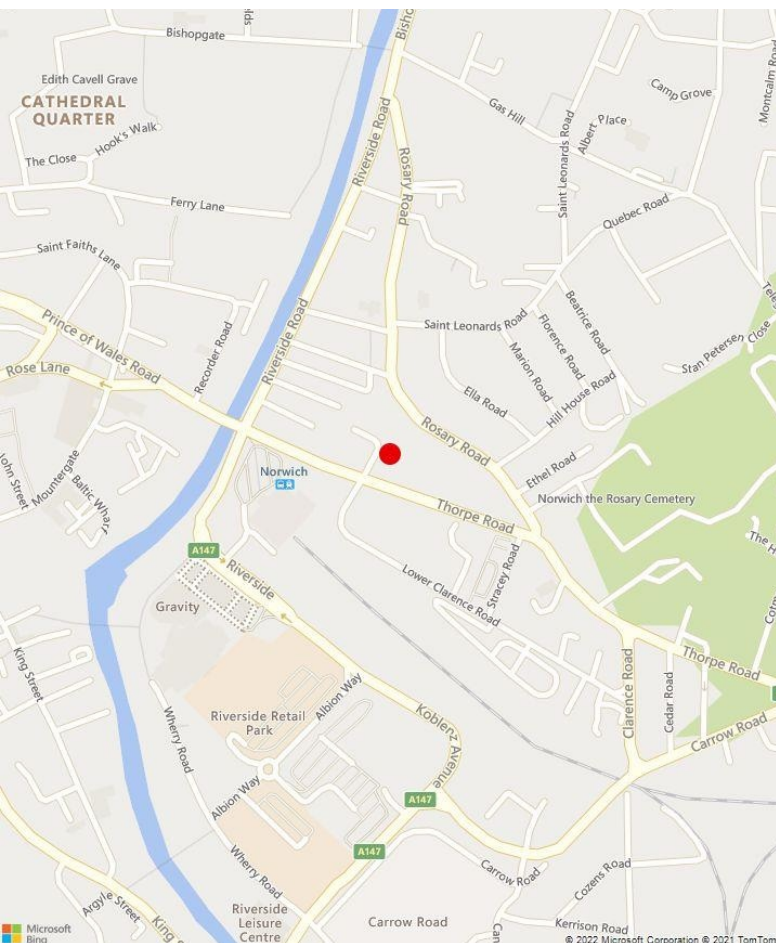
Service Charge

A service charge is in place to cover the cost of utilities consumed in the building, maintaining shared facilities, and insurance.

Legal Costs

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

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