



Location

The property is located on Queens Road, within walking distance of the Norwich Bus Station. There is pay and display parking opposite and the Norwich Rail Station is approximately 20 minutes walk away.

Nearby there is Sainsburys and the main city centre is in close proximity.

Description

St Francis House Business Centre is a substantial Listed building that has been refurbished and provides a mix of individual office rooms and self contained suites arranged over four levels providing:

- 24 hour access
- Disabled access to the Ground Floor
- Shared kitchens on three levels
- Toilet facilities on each level
- Communal areas inspected and maintained daily

Tenure & Terms

The property is available by way of a new internal repairing and insuring lease for a term to be agreed.

The rent includes service charge but does not include electricity, telephone and data or business rates.

Rent

Please see availability schedule for rent information. Rents quoted are exclusive of VAT.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (63). A full copy of the certificate is available upon request.

Rates

Please see availability schedule for business rates information.

Some of the offices are listed together and should these be occupied individually these will be reassessed.

Please note that these offices may benefit from small business rates relief and tenants should contact www.norwich.gov.uk/info/20002/business_rates for further information.

Viewings & Further Information

Hiedi Collis
Roche Chartered Surveyors
01603 756343 / 07474 469929
hiedic@rochechs.co.uk

Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Legal Costs

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

St. Francis House website:-

www.stfranchishouse.co.uk

ST FRANCIS HOUSE
Current Available Offices

		sq ft	sq m	Asking Rent	Comments	Ratable Value	Estimated rates payable individually
Ground Floor							
2	Vacant	269	24.99	£3,698	Rooms 2-3 currently available together as one suite £6400	£5,700	£1,653
3	Vacant	194	18.02	£2,750			£1,192
4	Vacant	197	18.30	£2,750	Also available for combined suite 2-4 9075	£2,375	£1,185
5	Vacant	325	30.19	£4,469	Room 5-8 available together as one suite £ 12400	£11,500	£2,070
6	Vacant	185	17.19	£2,750			£1,178
7	Vacant	194	18.02	£2,750			£1,236
8	Vacant	197	18.30	£2,750			£1,254
First Floor							
9	Vacant	340	31.59	£4,900	current passing rent	£4,100	£2,046
Attic (Third Floor)							
22	Vacant (Plus Storage space)	1000	92.90	£13,750		£8,400	£4,192