

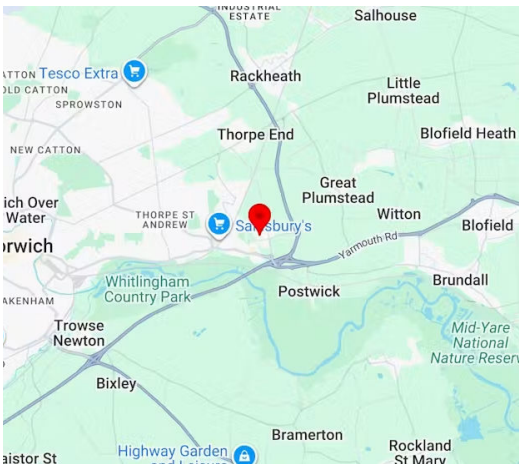


**ROCHE**

Start-Rite Business Centre, Peachman Way, Broadland Business Park, Norwich,  
NR7 0WF

Office To Let | £5,300 - £10,600 per annum | 150 to 300 sq ft

Modern Business Park Office Suites - To Let



### Location

Broadland Business Park is Norwich's pre-eminent business park, providing a mature landscaped environment with superb facilities for staff. Its location immediately adjacent to the A47 southern bypass and Broadland Northway (NDR) on the east side of Norwich gives it excellent access to the region's transport network. It is well served by public transport. Occupiers at the business park include Marsh McLennan, Lovewell Blake, TaxAssist, Evander, Persimmon and Broadland & South Norfolk Councils. The premises comprise offices within the site of Start-rite Shoes.

### Description

The Start-Rite Business Centre is a modern two-storey office building, with a prominent glazed entrance and attractive double-height entrance lobby. The available suites are situated on the first floor.



### Key Points

- Communal meeting room, kitchen, shower and WC facilities
- Suspended ceilings with recessed lighting
- Option to include furniture, subject to availability
- Fully accessible raised floors with carpets
- Lift access to first floor

### Accommodation

| Description | sq ft | sq m  | Availability |
|-------------|-------|-------|--------------|
| Office 2    | 150   | 13.94 | Available    |
| Office 3    | 150   | 13.94 | Coming Soon  |

### Viewings

Strictly by appointment through the sole agents.

### Hours of Use

Prospective tenants are advised that access is available Monday to Friday between 06:00 to 20:00, Saturdays between 09:30 to 17:00, Sundays from 10:00 to 16:00, and on Public Holidays from 10:00 to 16:00.

### Terms

The suites are available on new effectively full repairing and insuring terms, with the rent inclusive of service charge and heating costs. Rents are subject to a 5% annual increase.

### Summary

- Rent: £5,300 - £10,600 per annum
- Business rates: To be assessed
- Service charge: The rent is inclusive of service charge
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (70)
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

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