

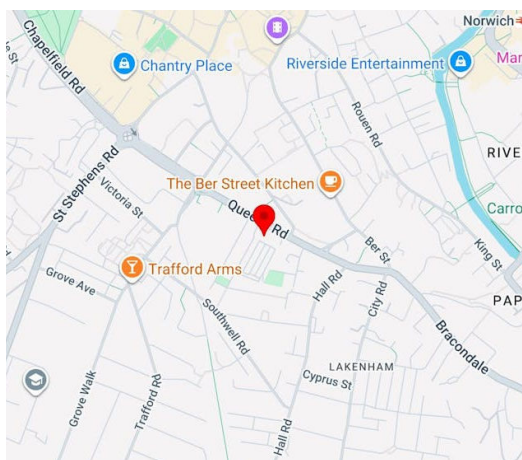


ROCHE

St. Francis House, 141-147 Queens Road, Norwich, NR1 3PN

Office To Let | 193 to 1,601 sq ft

Variety of characterful office suites available with flexible configurations



Location

The property is conveniently located on Queens Road, which forms part of the inner ring road, within easy walking distance of Norwich Bus Station. Pay and display parking is available opposite, and Norwich Railway Station is approximately 20 minutes walk away. The area is an established office location, with nearby commercial amenities including **Sainsbury's** and **Namaste Village restaurant and hotel**.

Description

St Francis House Business Centre is a popular office hub within an imposing Grade II Listed former Methodist chapel. The space has been refurbished to provide a variety of flexible office suites benefitting from 24/7 access.

Accommodation

Name	sq ft	sq m	Rent
Suite - 17	337	31.31	£4,885 /annum
Suite - 20	208	19.32	£3,015 /annum
Suite - 22	1,056	98.11	£18,980 /annum

Suites 17 & 20

The available suites are located on the second floor. There are communal kitchens and WCs on each level.

Suite 22

The attic suite is located on the third floor and is effectively self-contained, benefitting from its own landing/reception area as well as a kitchen (to be refurbished) and male and female WCs. There is characterful open-plan office space within the eaves, as well as a meeting room and smaller office off the landing. Extensive storage space is available.

Terms

The suites are available on new internal repairing and insuring leases for terms to be agreed. For Suites 17 and 20, the rent is inclusive of service charge, but not electricity, telephone, internet, or business rates. Suite 22 has an all-inclusive rent.

Summary

- Business rates: Please contact the agents for more information
- Service charge: The rent is inclusive of the service charge.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (63)

Further information

- [View details on our website](#)

Contact & Viewings

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