



ROSEBERY COURT

Central Avenue, St Andrews Business Park | Norwich, NR7 0HS

**A DETACHED GRADE A THREE-STOREY OFFICE BUILDING SET IN A PROMINENT POSITION ON ONE
OF NORWICH'S MOST POPULAR OUT OF TOWN OFFICE LOCATIONS**

OVERVIEW



Norwich is the principal commercial and administrative centre of East Anglia



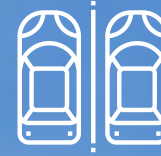
St Andrews Business Park is an established and popular out of town office location



68,306 sq ft of high quality office accommodation

73%

The Secretary of State for Housing, Communities and Local Government occupies 73% of the office accommodation and has been in occupation since 1994



Excellent car parking ratio of 1:220 sq ft



Available accommodation is on the 1st floor



24/7 security desk



SITUATION

St Andrews Business Park is located half a mile west of the Postwick intersection of the A47 Norwich southern by-pass, providing easy access to the region's transport network.

The A1270 Broadland Northway or NDR connects the A47 to Norwich International Airport and destinations to the north of the county.

The Park, extending to 18 acres, provides an attractive landscaped working environment and benefits from a range of amenities including the Terrace Restaurant, Bannatyne's Health Club & Spa and Busy Bees Day Nursery. A Sainsbury superstore and other local retail amenities are within close proximity of the Park.

The Park comprises of 10 office buildings and is home to a number of national occupiers including Perenco UK Limited, Price Bailey, Jensten Insurance Brokers, Travel Chapter, East of England Ambulance Service and Cadeler.

St Andrews Business Park forms part of the established cluster of business parks to the east of the City centre comprised of Broadland Business Park, Broadland Gate and Meridian Park.

Rosebery Court occupies a prominent position within the park, having extensive frontage to Central Avenue.



ST ANDREWS BUSINESS PARK FORMS PART OF THE ESTABLISHED CLUSTER OF BUSINESS PARKS TO THE EAST OF THE CITY CENTRE COMPRISED OF BROADLAND BUSINESS PARK, BROADLAND GATE AND MERIDIAN PARK.

- 1 Price Bailey
- 2 Billi UK
- 3 Cadeler
- 4 Perfect Placement & Jensten Insurance Brokers

- 5 Travel Chapter
- 6 East of England Ambulance Service & Williams Lea
- 7 NFU Mutual
- 8 Beckett Investment Management & Place UK



The Terrace Cafe

Perenco

7

8

6

5

4

3

1

2

**ST ANDREWS
BUSINESS PARK**

API Engineering

Bannatyne's Health Club & Spa

Busy Bees Nursery

**BROADLAND
BUSINESS PARK**



ROSEBERY COURT



DESCRIPTION

Rosebery Court, constructed in 1994, is a detached office building providing 68,306 sq ft of Grade A office accommodation arranged over ground and two upper floors.

The building is steel framed with full height brick and block cavity walls beneath a roof covered with curled steel sheets and north-lights illuminating a large central atrium. The building has metal-framed double glazed sealed window units.

The building is served by a detached energy centre incorporating boilers, air-conditioning plant and a stand-by generator.

The main entrance to the office accommodation is at first floor level, accessed from the car park by way of a feature steel bridge.

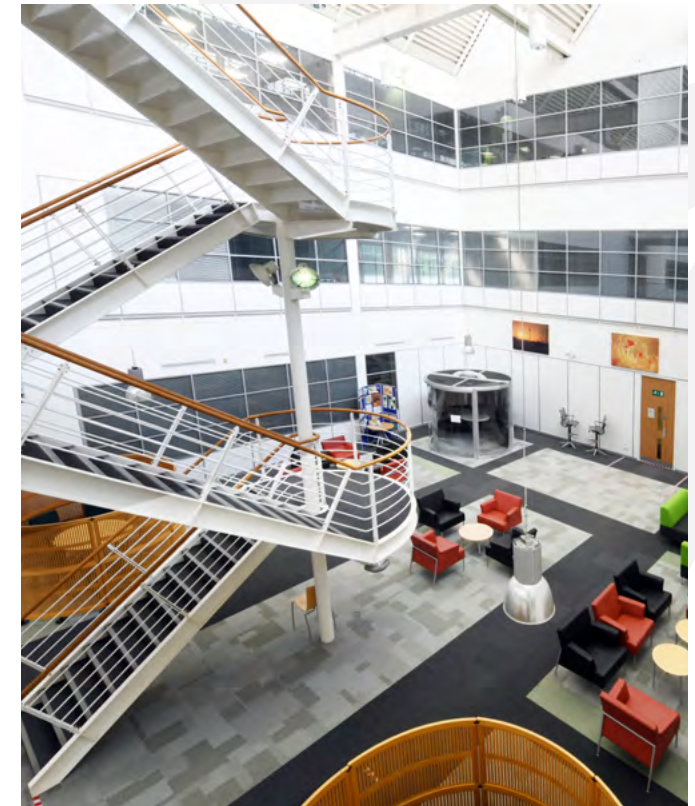
Internally the building comprises open plan office accommodation on three floors arranged around the central atrium.

The accommodation is of a high specification, with raised access floors, suspended ceilings with recessed lighting and air-conditioning.

The office specification includes:

- Full height atrium
- 3no. Schindler 630 Kg 8-person passenger lifts
- Four-pipe fan coil air conditioning
- Suspended ceilings and recessed lighting
- Access raised floors with floor boxes
- Carpet tiled floors
- Male, female and disabled WC's on each floor

The property benefits from 306 on-site car parking spaces (1:220 sq ft) , together with "grass-grid" over-spill parking areas providing approximately 50 extra spaces.



SITE

Rosebery Court is centrally positioned on a rectangular landscaped site of approximately 1.95 hectares (4.81 acres).

TENURE

Leasehold.

EPC

The property has been assessed for energy performance in Band D (D 80).

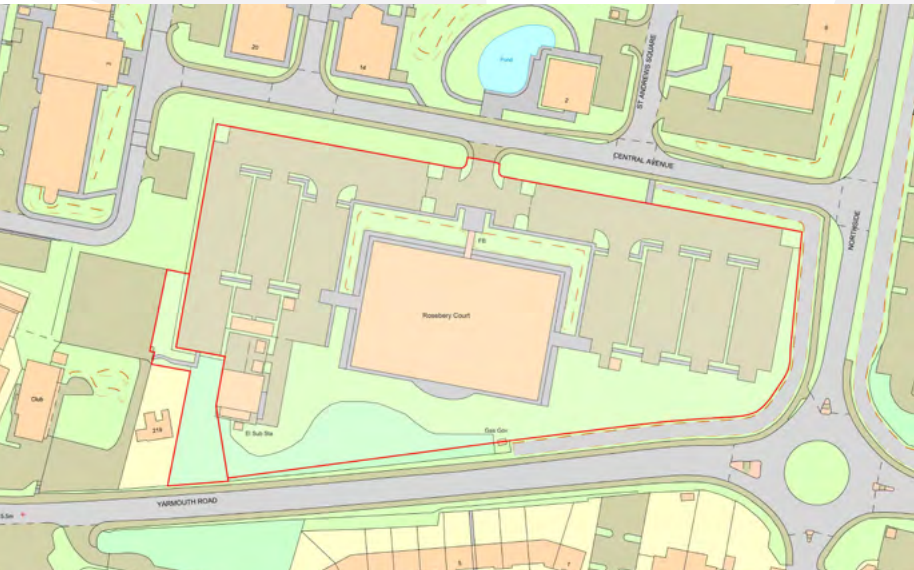
ACCOMMODATION

The property has been measured by Greenhatch Group in accordance with the RICS Code of Measuring Practice 6th Edition (September 2017) and provides the following net internal areas:



First Floor

Floor	Demise	NIA	
		Sq Ft	Sq M
First	Suite 1	766	71
	Suite 2	3,002	279
	Suite 3	1,996	185
	Suite 4A	2,458	228
	Suite 4B	1,039	96
	Suite 5A	1,730	161
	Suite 5B	2,470	229
	Suite 6	4,510	419
	Suite 6A	714	66
	Reception	856	80
Total		18,685	1,736



SERVICE CHARGE(S)

- Estate Service Charge**
The tenants contribute towards the St Andrews Park Management Company Limited estate charge.
- Building Service Charge**
The building services are administered by the Government Property Agency. Non-Government tenants within the building pay a capped service charge (subject to annual increase in line with RPI).

PLANNING

The property has Use Class E – Commercial, Business and Service specifically: (g) for an office to carry out any operational or administrative functions.

Other uses within class E will be considered.



ROSEBERY COURT





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VAT

The property has been elected for VAT and VAT will be payable on all charges from the landlord.

Important Notice

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AML/KYC

Prospective tenants may be asked to provide identification and other information to enable the landlord to conform to AML/KYC requirements.

CONTACT

For further information, or to arrange an inspection, please contact:



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CURRENT AVAILABILITY

Suite	sq ft	Parking spaces
1	766	4
5A	1,730	10
4A	2,458	12
2	3,002	14
6	4,510	20
12,466		