



## Nautilus House Newly refurbished

High quality office building in an established business park with excellent transport links.

- | High specification open plan accommodation
- | Superb location with excellent amenities
- | 46 on-site parking spaces (1 space per 214 sq ft.)
- | Available August 2024 (Ground floor immediately)

St Andrews Business Park  
Norwich, NR7 0HR

**Nautilus House**  
10 Central Avenue

**TO LET**

9,822sq ft (912.48m<sup>2</sup>)

# St Andrews Business Park

An established 26-acre development with modern two and three storey grade A office buildings. It's nestled in landscaped green areas with excellent on-site car parking and transport links close by.

## Facilities include:

- | Variety of buildings and space available
- | Terrace Lakeside Restaurant
- | Bannatyne's gym located on-site
- | Generous on-site parking

## Other occupiers on the park include:

- | Price Bailey Accountants
- | Perenco
- | HM Revenue & Customs
- | Williams Lea
- | Cape PLC
- | External Services
- | Perfect Placement Recruitment
- | Oxbury & Co Chartered Surveyors
- | East of England Ambulance Trust
- | Travel Chapter





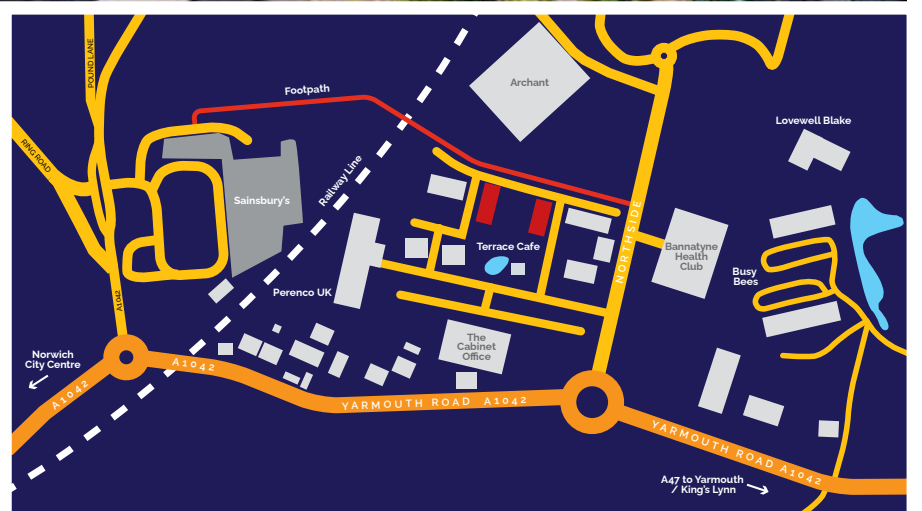
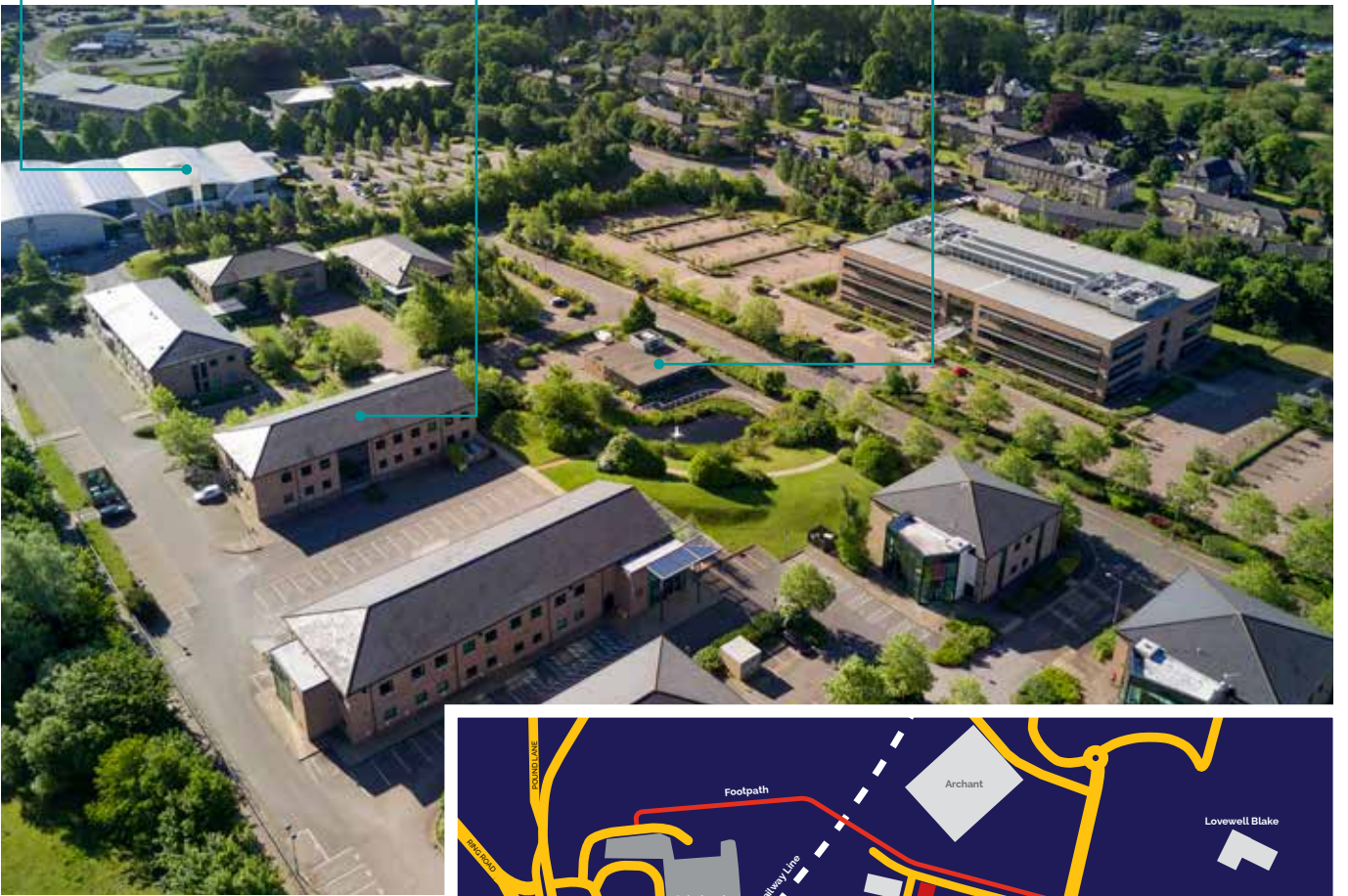
**Bannatyne's Health Club**  
Well equipped with premium gym equipment, luxurious swim and spa facilities and more.



**Nautilus House**  
A stand-alone, two-storey building, providing high specification, flexible offices throughout.



**The Terrace Restaurant**  
Enjoy quality food and drink in a light, spacious restaurant with outside seating overlooking the lake.



**Excellent Local Amenities**

Facilities located close by include a Sainsbury's supermarket, lakeside restaurant, children's nursery and fitness centre.



## Superb location

St Andrews Business Park is located approximately 3 miles east of Norwich city centre close to the intersection of the A47 and new Norwich Northern Distributor Road (NDR), and 5½ miles from Norwich International Airport.

- | Easy access to Norwich city centre
- | Direct access to Norwich international airport via the A1270 (NDR)
- | Use the A47 for Great Yarmouth and the Midlands
- | Use the A11 for Cambridge and the M11
- | Mainline train services from Norwich to London and beyond

- | Norwich station - 10 mins
- | Norwich airport - 15 mins
- | Cambridge - 1hr 20min
- | London - 1hr 50min

St Andrews Business Park  
Norwich, NR7 0HR

st andrews  
BUSINESS PARK

Arnolds|Keys

01603 620551  
arnoldskays.com

BIDWELLS

01603 763 939  
bidwells.co.uk

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# Nautilus House

## St Andrews Business Park

### To Let

9,822sq ft (912.53<sup>2</sup>)

Nautilus House comprises a stand-alone, two-storey building, providing high specification, flexible offices throughout. There are open plan offices on each floor, with a reception and impressive full height atrium for the building.

- | Recently Refurbished
- | High Specification
- | 46 Car Parking Spaces
- | Passenger Lift
- | Air Conditioning
- | Premier Out of Town Office Location
- | Fully accessible raised floors
- | Suspended ceilings with recessed lighting

### Accommodation

Nautilus House  
10 Central Avenue

	SQ FT	M <sup>2</sup>
Reception	379	35.21
Ground Floor	4,763	442.49
First Floor	4,680	434.78
<b>Total</b>	<b>9,822</b>	<b>912.48</b>

There is a total of 46 on site car parking spaces.

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate IPMS2 floor areas:



## Terms

A new full repairing and insuring lease is available, terms available upon application.

## Estate Charge

An estate service charge will be applicable, details upon application.

## EPC

The property has EPC rating: B42

## Legal Costs

Each party to bear their own costs.

## Business Rates

To be assessed.

## VAT

The property is VAT elected, so VAT will be charged on rent and estate charge.

## Viewing & Further Information

Strictly by appointment with the sole agents:

**Arnolds Keys Commercial**  
**01603 620551**

**Guy Gowing**  
guy.gowing@arnoldskeys.com  
**07771 870553**

**Harry Downing**  
harry.downing@arnoldskeys.com  
**01603 216806**

**Bidwells**  
**01603 763939**

**Will Jones**  
william.jones@bidwells.co.uk  
**07899 061892**

**Chris Squirell**  
chris.squirell@bidwells.co.uk  
**07887 830124**

SUBJECT TO CONTRACT

