



STANTON HOUSE

TO LET

Office Building 335.83 m2 (3,615 sqft)

29 Yarmouth Road, Thorpe St. Andrew, Norwich, NR7 0SA

29 YARMOUTH ROAD, THORPE ST. ANDREW, NORWICH, NR7 0SA



Highly prominent and easily accessible to the City Centre and A47



Situated just 2 miles from the city centre and major business parks, the site offers the perfect balance of excellent accessibility and a more peaceful setting



Nearby amenities include River Garden, The Townhouse, The Ruchcutters, River Green Pantry, and Bridgestones



Close to Norwich Railway Station



Generous Car Parking



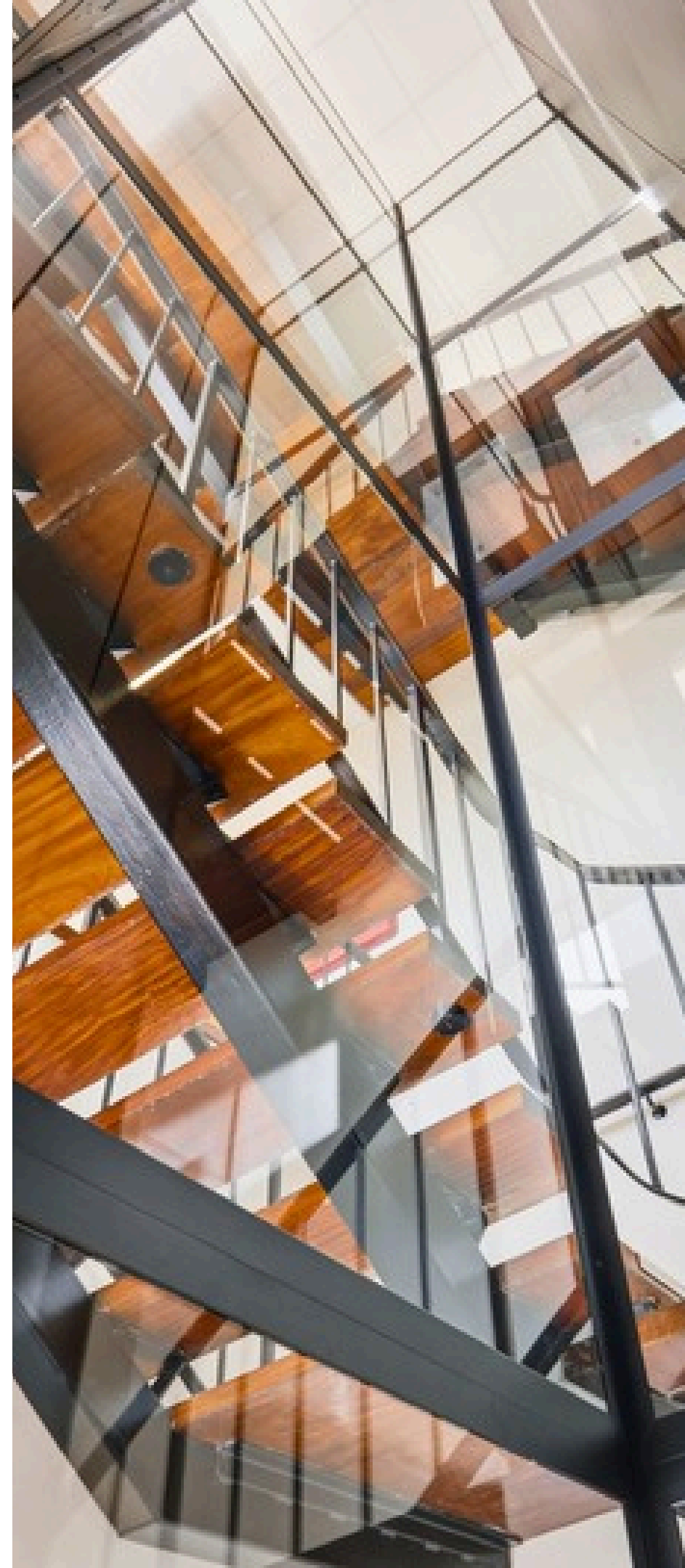
MID-CENTURY OFFICE BUILDING

A fantastic mid-century design office building, with a large open and airy reception and magnificent staircase to the 1st and 2nd floor open office areas

The upper floors benefit from views over the River Yare and Whitlingham Country Park beyond.

The property is located on Yarmouth Road, approximately 2 mile east of Norwich city centre. Easily accessible by car or bus which routes include numbers 5B, 7, 14, 15, 16 and 17. St Andrews, Broadland, Meridian & St Andrews Business parks are only 2 miles east bound and are all easily accessible within 5 mins driving time.

The immediate surrounding area is predominantly residential although there are a number of commercial uses nearby including Chaplin Farrant Architects, The Rivergarden Bar and kitchen, The Rushcutters Pub and the new River Green Pantry.





DESCRIPTION

This iconic Mid-Century office building has undergone a sympathetic refurbishment both enhancing its original design whilst creating offices suitable for occupation in the 21st Century.

The ground floor features a large entrance lobby and store, with impressive staircase leading to the upper floors.

The first and second floors provide predominantly open-plan office space, with WC facilities available on both levels.

The property is to be completely refurbished and will benefit from new air conditioning, lighting, decoration, floor coverings, while the outdoor landscaping will be maintained by the landlord subject to a small maintenance charge.

Externally, the car park is tarmac, offering 13 spaces, some of which are covered beneath the building, supported by open columns.

The property is available on a new effective full repairing and insuring lease or as two separate units, for a term to be agreed.

Quoting terms available upon request.



FLEXIBLE ACCOMMODATION

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

Description	m ²	Sq Ft
Ground Floor	25.71	277
First Floor	136.30	1,467
Second Floor	153.90	1,657
Total NIA	315.91	3,400



* Images shown on this page have been AI-generated and enhanced for illustrative purposes.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: To be assessed

Rateable Value: TBC

Rates Payable 2026/2027: TBC

Legal Costs

The ingoing tenant to be responsible for both parties reasonably incurred legal costs.

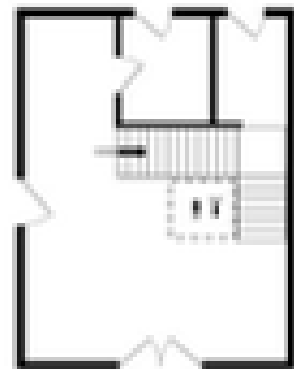
VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: **C**.

GROUND FLOOR



1ST FLOOR



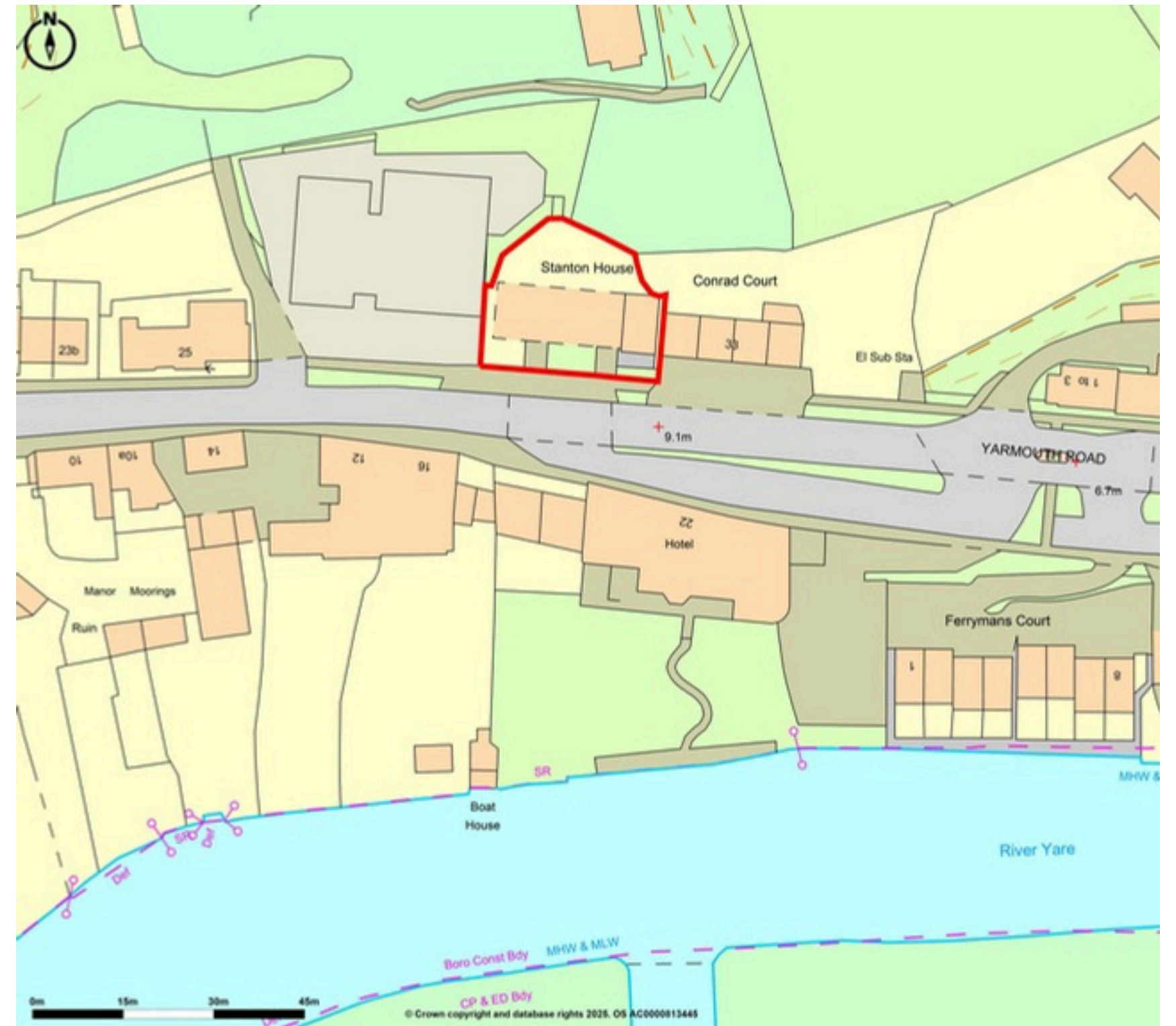
2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SITE MAP & LOCATION

The following plans and maps illustrate the site and its position within the wider local context.



Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

**Viewings strictly by appointment only,
with the sole agents, Arnolds Keys.**

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