

Norwich | NR1 3PL
Queens House,
123 – 129 Queens Road

ROCHE



CITY CENTRE OFFICES WITH PARKING TO LET

600 sq ft (55 sq m)

- Modern open-plan office suite with comfort cooling
- Generous parking provision
- Economical and flexible terms available
- Accessible city-centre location

Office

01603 619876
www.rochesurveyors.co.uk

Queens House, 123 – 129 Queens Road

Location

The premises are prominently located on Queens Road, part of the inner ring road, immediately to the south of Norwich city centre. They are in an established office location, close to **Aviva's** Headquarters and **Marsh**, as well as being in easy walking distance of the main shopping areas (particularly **Chapelfield**, **St Stephens** and **All Saints Green**), **Sainsbury's** and the central bus station.

Description

The premises comprise a ground floor suite which forms part of a purpose-built three-storey office building with the following features:

- Flexible, open-plan layout
- Comprises general office, individual office and kitchen
- Suspended ceilings with recessed lighting
- Comfort cooling
- Gas fired central heating
- Double-glazed opening windows
- Ladies and Gents toilets (private facilities)
- 2 car parking spaces

Accommodation

The premises have the following approximate net internal areas:

	sq ft	sq m
Ground Floor		
Suite B	600	55.7

Car Parking

The suite will have the benefit of 2 parking spaces at the rear of the building. Public parking is available close to the premises, including on the opposite side of Queens Road, at St Stephens and Ber Street. Permit parking is also available from Norwich City Council in the vicinity.

Energy Performance Certificate

The property has an EPC rating of E (120). A copy of the Energy Performance Certificate is available upon request.

Lease Terms

The premises are available to let by way of a full repairing and insuring lease for a term to be agreed.

Rent

£8,250 per annum

Service Charge

There will be a service charge in relation to Landlord's expenditure in respect of maintaining the exterior of the building, common areas and shared services.

Rates

The premises are subject to the following rateable value assessment:

£7,900 (This is not the annual rates payable.)

Interested parties may wish to note that qualifying occupiers may be entitled to 100% rates relief (£0 payable) on properties with a rateable value of less than £12,000.

The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council (Business Rates: 0344 980 3333), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

VAT

The Landlord reserves the right to charge VAT on the rent and service charge as applicable.

Legal Costs

Each party is to be responsible for their own legal cost.

Viewing

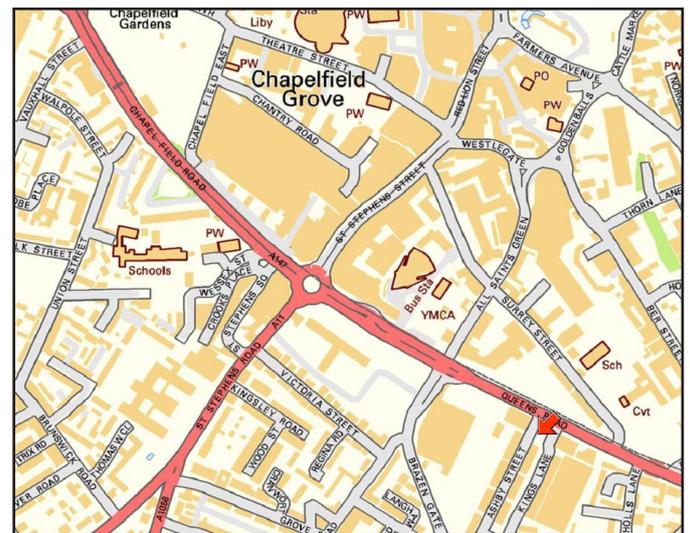
Strictly by appointment through the sole letting agents:

Roche:

Contact: James Allen

Tel: 01603 756332

Email: james.allen@rochesurveyors.co.uk



SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

IMPORTANT NOTICE

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