

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

**ROCHE**



## **CITY CENTRE OFFICES WITH PARKING TO LET**

**600 to 1,389 sq ft (55 to 129 sq m)**

- Modern open-plan offices with comfort cooling
- Generous parking provision
- Economical and flexible terms available
- Accessible city-centre location
- Suites of 600 sq ft (55 sq m) and 789 sq ft (73 sq m)
- Virtual viewing available

**Office**

**01603 619876**  
[www.rochesurveyors.co.uk](http://www.rochesurveyors.co.uk)

# Norwich | NR1 3PL

## Queens House, 123 – 129 Queens Road

ROCHE

### 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 and a second floor suite which form part of a purpose-built three-storey office building with the following features:

- Potential to provide flexible, open-plan layout
- Both suites comprise 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 within Suite B and use of shared facilities)
- 4 car parking spaces

### Accommodation

The premises have the following approximate net internal areas:

	sq ft	sq m
<b>Ground Floor</b>		
Suite B	600	55.7
<b>Second Floor</b>		
Suite F	789	73.3
<b>Total</b>	<b>1,389</b>	<b>129.0</b>

The suites can be combined or let separately.

### Car Parking

Each 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

Suite B - **£8,250** per annum  
Suite F - **£11,000** 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 assessments:

Suite B - **£7,900** (This is not the annual rates payable.)

Suite F - **£7,800** (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](http://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

A virtual viewing video is available on request, otherwise strictly by appointment through the sole letting agents:

Roche:

**Contact: James Allen**

Tel: 01603 756332

Email: [james.allen@rochesurveyors.co.uk](mailto:james.allen@rochesurveyors.co.uk)

**Contact: Ben Common**

Tel: 01603 756340

Email: [ben.common@rochesurveyors.co.uk](mailto:ben.common@rochesurveyors.co.uk)



### SUBJECT TO CONTRACT

You should be aware that the Code for Leasing Business Premises in England and Wales 2007 strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

The code can be found at [www.lettingbusinesspremise.co.uk](http://www.lettingbusinesspremise.co.uk).

### IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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.
- No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.