



REFURBISHED OFFICES WITH PARKING

**SECOND & THIRD FLOORS, 5 QUEEN STREET,
NORWICH, NR2 4SG**

TO LET 1,777 SQ FT (165 SQ M)

- Central location in the heart of Norwich
- Newly refurbished open plan space
- 2 on-site car parking spaces



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LOCATION

5 Queen Street is located in the heart of Norwich's professional business area. Norwich mainline railway station is ½ mile away, where there are two services to London Liverpool Street every hour. The City centre's numerous retail and leisure amenities are all within a short walk.

Other occupiers on Queen Street include the Vietnamese restaurant, Pho, William H Brown & Reed Recruitment, as well as bars such as Kerrys & Cuba Revolution.



SUMMARY

Description

The available accommodation comprises the entirety of the second and third floors. Access is from a shared entrance on Queen Street and there are male & female WCs in the common parts of the second floor.

The space has been comprehensively refurbished to provide the following:

- New carpets
- Perimeter trunking
- Complete redecoration throughout

Additional information

Terms

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

Rent upon application.

Business Rates

According to the Valuation Office Agency website the floors are separately rated:





- LED lighting
- Character features
- Kitchen on the third floor

2nd Floor - £7,700 RV

3rd Floor - £6,100 RV

The parking spaces have an RV of £1,000 each.

It is therefore possible for companies to benefit from the Small Business Rates Relief Scheme, whereby if this is to be your only business premises, then the company could have 100% rates relief.

Energy Performance Certificate

The property has a rating of D96, valid until 8th March 2031. A copy of the EPC is available upon request.

ACCOMMODATION

The following net internal floor areas are provided:

Second floor	959 sq ft	(89 sq m)
Third floor	818 sq ft	(76 sq m)
Total	1,777 sq ft	(165 sq m)

Also included within the demise are **2 on-site car parking spaces** in the rear car park, which is accessed from Bank Street.

Photography – please note that the photographs were taken in January 2024 prior to occupation by the existing tenant.



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GALLERY



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