



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, as well as being in easy walking distance of the main shopping areas (particularly **Chantry Place**, **St Stephens Street** and **All Saints Green**), **Sainsbury's** and the **central bus station**.

Description

The premises comprises a refurbished prominent ground floor suite which forms part of a three-story office building with the following specification and features:

- Suite comprises general office, 3 individual offices and kitchen
- Refurbished and fitted out in 2020
- Potential to provide flexible, open-plan layout
- Suspended ceilings with recessed LED lighting
- Air-conditioning and heating
- Double-glazed opening windows
- Carpeted floor
- Ladies and Gents toilets (shared facilities)
- 3 car parking spaces and visitor parking.

Accommodation

Ground floor suite A has an approximate net internal area of **1,192 sq ft (110.74 sq m)**.

Tenure & Terms

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

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

Rent

£17,500 per annum exclusive.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of E (120). A full copy of the certificate to be available upon request.

Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£16,500**. This is not the annual rates payable.

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

Planning & Uses

We understand the current use falls within use class E (offices) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

James Allen
Roche Chartered Surveyors
 01603 756332 / 07778 297298
jamesa@rochecs.co.uk
Ben Common
Roche Chartered Surveyors
 01603 756340
benc@rochecs.co.uk

Plant & Equipment

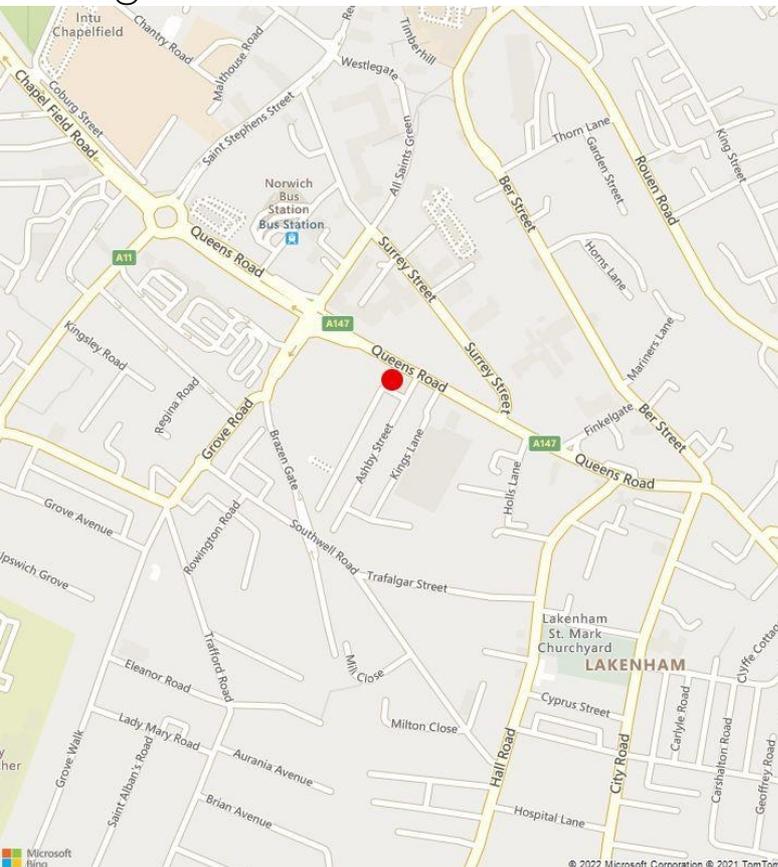
None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

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.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



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

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

a) 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.

b) 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.

c) 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