



**FIRST FLOOR, 16 QUEEN STREET, NORWICH NR2 4SP**  
**TO LET | PROMINENT CITY CENTRE OFFICES**  
**938 TO 1,321 SQ FT (87 TO 123 SQ M)**

- To be presented as open plan offices
- Central location in the heart of Norwich
- Short walk to Norwich railway station

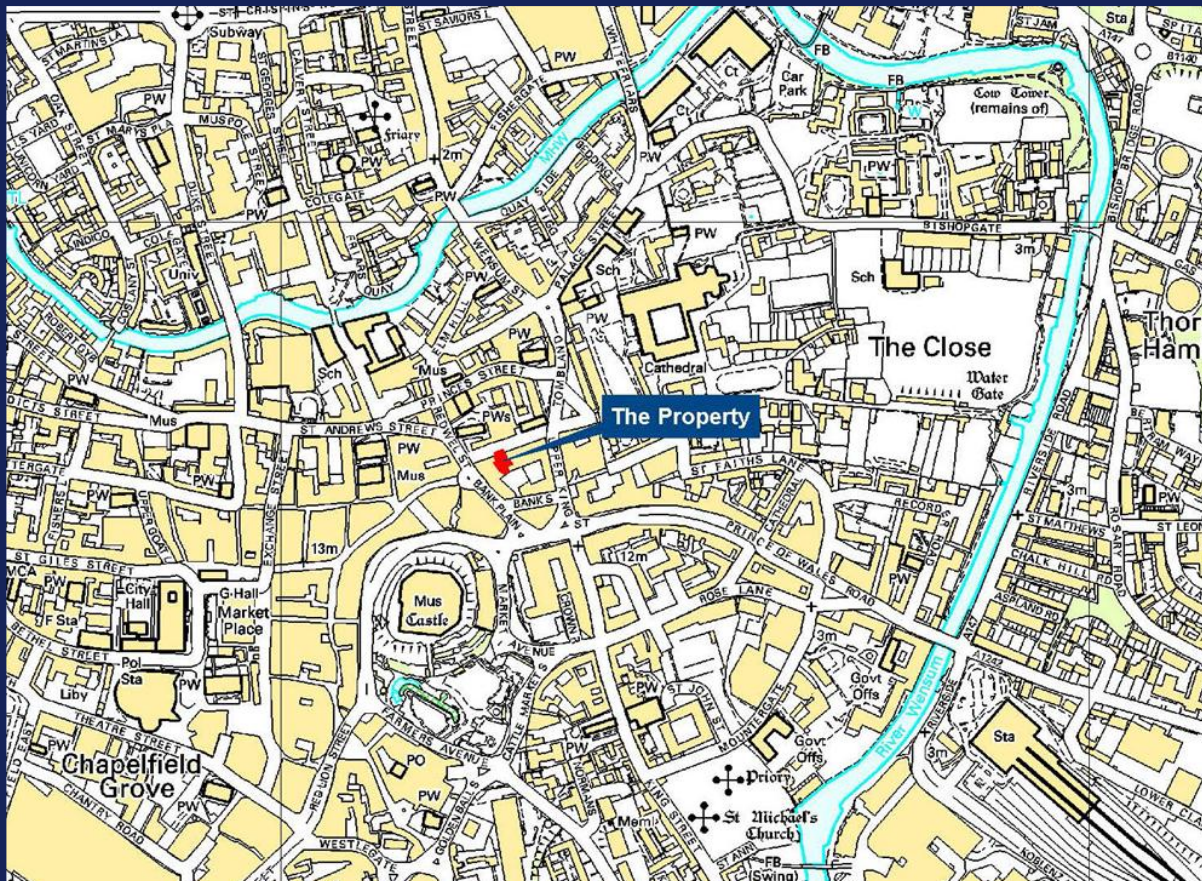


## LOCATION

Queen Street is in the heart of Norwich's professional business area. Norwich mainline railway station is approximately 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.

Norwich International Airport is located just to the north of the city, where there are three daily flights to Amsterdam Schiphol Airport.

16 Queen Street is a distinctive property, situated on the corner of Queen Street and Tombland. Other occupiers include Pure Recruitment, Fine & Country and Haart. Close by are the Norwich University of the Arts, Norwich School and bars, Kerrys, Brewdog and Revolucion de Cuba.



## SUMMARY

### Description

16 Queen Street is an attractive three-storey, brick-built office, on the corner overlooking Tombland.

The floor in question is accessed via a door on Queen Street, with stairs to each floor.

The East offices are currently partitioned creating five separate rooms, however these are to be removed to create an open plan office with a reception area.

The specification includes AC units, electric panel heaters, suspended ceilings with recessed LED lighting, carpets, perimeter trunking and secondary glazing.

There are shared WCs and a shower to the first floor along with a shared kitchen.

There is the option to take the West office in addition only. This is a single open plan office providing 383 sq ft.

### Accommodation

The following net internal areas are provided:

	Sq Ft	Sq M
1st floor West	383	35.60
1st floor East	938	87.11
1st floor total	1,321	122.71

### Terms

A new full repairing and insuring lease on flexible terms to be agreed.

### Business Rates

The Rateable Value for first floor is rated jointly with the second floor and will need to be assessed separately.

### Service Charge

A service charge will be levied for the communal services provided by the Landlord.

Further details are available upon request.

### Energy Performance Certificate

The property has an EPC rating of C75, which is valid until 6 March 2033.

### Business Class Use

Class E office use.

### Further information

For further information, or to arrange a viewing, please contact the sole agents:

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## GALLERY

### First Floor East Office



## FLOOR PLANS

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