

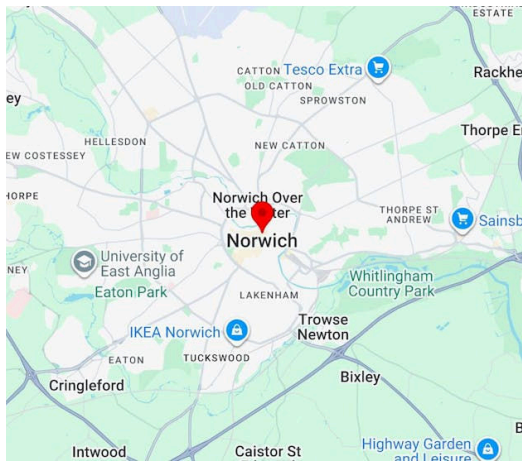


**ROCHE**

Ground Floor, Jacquard House, Old Bank of England Court, Queen Street, Norwich, NR2 4SX

Office To Let | £20,000 per annum | 1,338 sq ft

City Centre Office With Meeting Rooms - To Let



## Location

Jacquard House is located in the heart of the financial and professional core, on Queen Street, between Bank Plain and Upper King Street. Occupiers in the vicinity include various property, recruitment and professional firms such as Spire Solicitors, Fosters Solicitors, Sowerbys, and Haart. Queen Street is also close to Norwich's retail core and has a number of amenities including Pho, Zizzi and Revolution De Cuba. The location is well served by public transport and is close to contract car parks.

## Description

Haldin and Jacquard House is an historic multi-occupancy office building arranged in two parts and over a number of floors. The available accommodation is located on the ground floor, fronting onto Old Bank of England Court.

## Key Points

- Prime location
- Open plan office
- Two meeting rooms
- Kitchenette
- Secure entry system
- Central heating

## Accommodation

Description	sq ft	sq m
Open Plan Office	870	80.83
Kitchenette	39	3.62
Front Meeting Room	153	14.21
Rear Meeting Room	220	20.44
Storeroom	56	5.20
<b>Total</b>	<b>1,338</b>	<b>124.30</b>

## Tenure & Terms

The office is available by way of a new effectively full repairing and insuring lease for a term to be agreed. A service charge is in place to cover repair and maintenance of the common parts, please contact the agents for further information.

## Summary

- Rent: £20,000 per annum
- Business rates: The Rateable Value from 1st April 2026 is £16,250
- VAT: Applicable. Our client reserves the right to charge VAT at the prevailing rate
- Legal fees: Each party to bear their own costs
- EPC: C (75)
- Lease: New Lease
- Terms: For a term to be agreed

## Further information

- [View details on our website](#)

## Contact & Viewings

Chris Watkins  
01603 756336 | 07742 960315  
chrisw@rochecs.co.uk

Edward Cheal  
01603 756343 | 07345 502626  
edwardc@rochecs.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.

