



Location

The property is located within Norwich city centre on Queen Street, which is in the heart of the financial and professional core between Bank Plain and Upper King Street.

Norwich's retail core is also close by and the railway station is a 10-minute walk away. There are a number of amenities in the immediate vicinity including **All Bar One, Revolucion de Cuba, Brewdog and Zizzi**, whilst office occupiers include: **Lloyds, Reed, Fosters Solicitors, Haart, William H Brown and Savills**.

Description

Haldin House is an historic, multi-occupancy office building offering the fourth floor at 2,190 sq ft and providing kitchenette, shared male and female WCs, lift access, door entry system, gas fired central heating and data points through out. The suite has recently been fully refurbished. The available accommodation provides:

- Kitchenette and shared Male and Female WCs
- Lift access
- Door entry system
- Gas fired central heating
- Data points throughout
- Air conditioning units

Accommodation

Haldin House (Fourth Floor): **2,190 sq ft (203.5 sq m)**

Tenure & Terms

The office suites are available by way of new full repairing and insuring leases (partly via service charge) on terms to be agreed.

The Landlord reserves the right to elect to charge VAT on the rent.

Rent

£23,500 per annum exclusive.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of (TBC). Full details are available from the letting agents.

Rates

The Valuation Office Agency website indicates that the 2023 Rateable Value for Haldin House (Fourth Floor) is £22,000. This is not the 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.

Viewings & Further Information

Graham Jones
Roche Chartered Surveyors
 01603 756338 / 07496 164609
grahamj@rochechs.co.uk

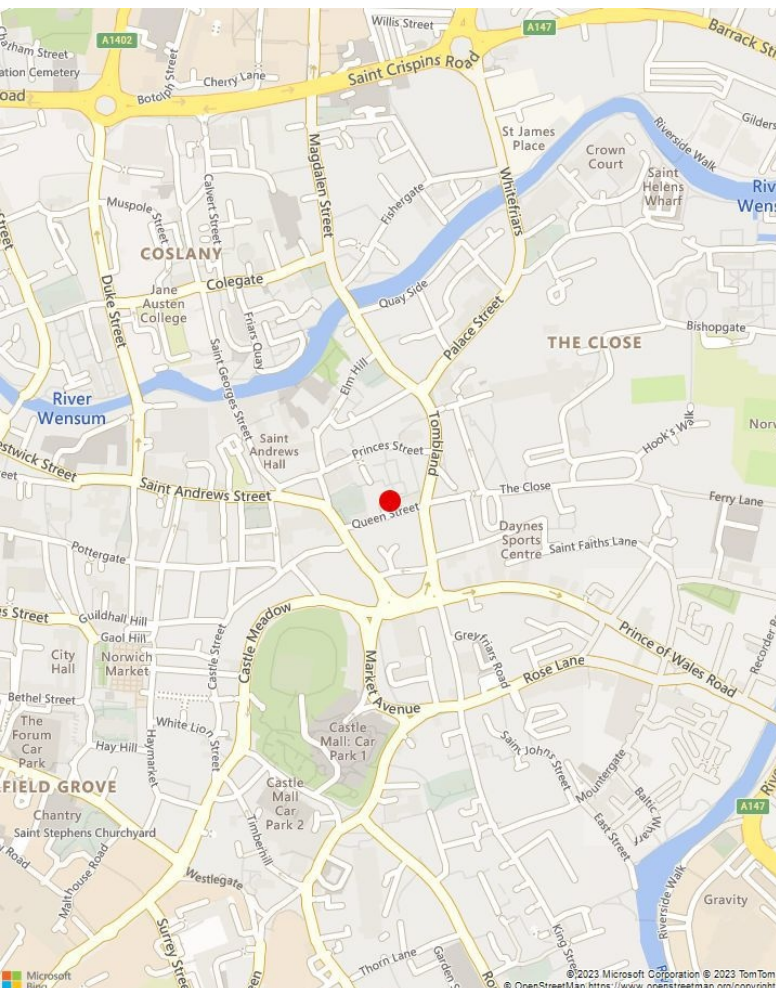
Plant & Equipment

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.

Legal Costs

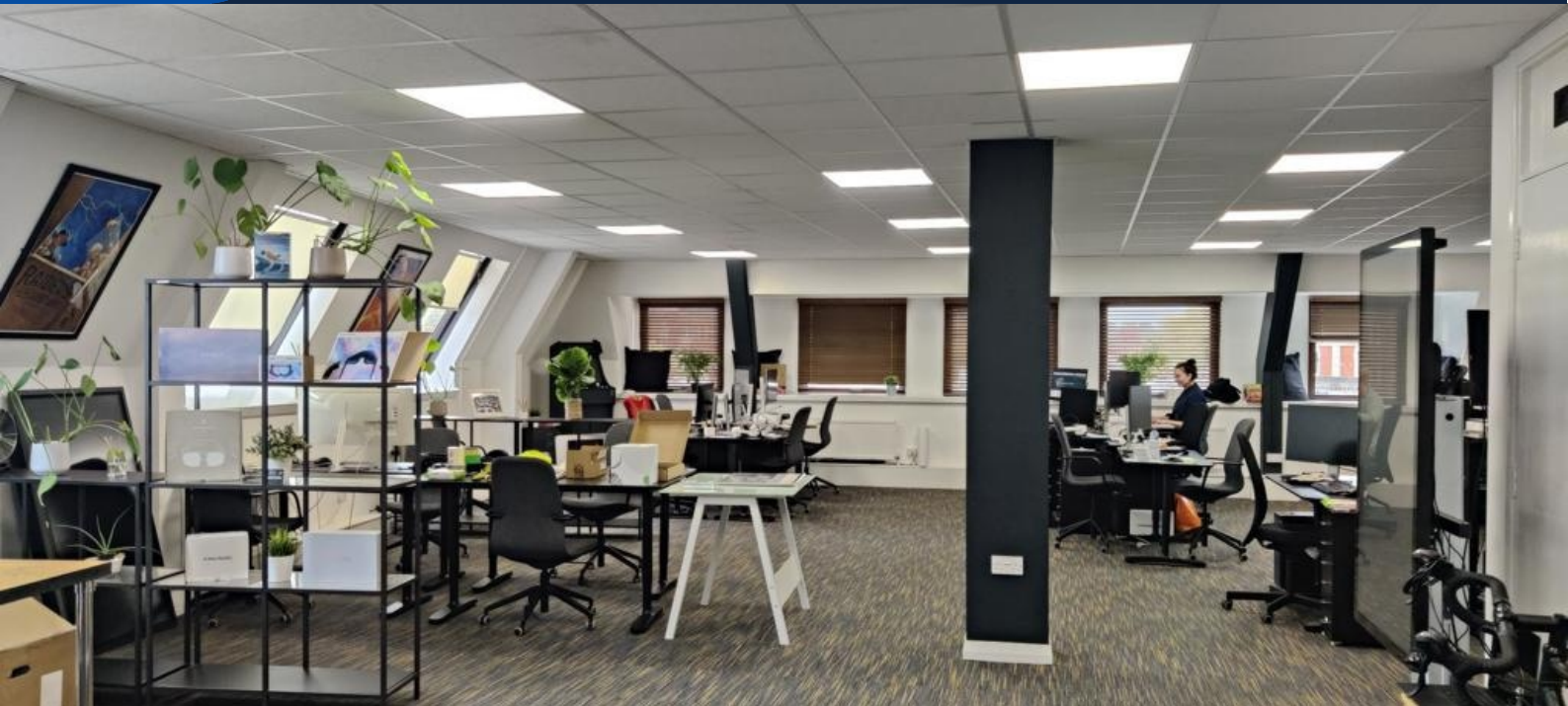
Each party is to be responsible for their own legal costs incurred in the transaction.

Hiedi Collis
Roche Chartered Surveyors
 01603 756343 / 07474 469929
hiedic@rochechs.co.uk



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

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- 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.
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