



### 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 and Sowerbys and Haart. Queen Street is also close to Norwich's retail core and has a number of amenities including Brewdog, 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 2nd floor of Jacquard House and provides:

- Generous incentives available - please contact the agents for further information
- Prime location
- Open plan office
- Fully glazed meeting room
- Secure entry system
- Air-conditioning
- Kitchen
- Communal WC facilities

### Accommodation

The offices provide a net internal floor area of 646 sq ft (60 m sq).

### Tenure & Terms

The office is available by way of a new full repairing and insuring lease (part by way of service charge) for a term to be agreed.

Our client reserves the right to charge VAT at the prevailing rate.

### Rent

£8,500 per annum exclusive.

### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (74). A full copy of the certificate is available upon request.

**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](http://www.commercialleasecode.co.uk)

## Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £8,000. This is not the annual rates payable and as the rateable value is below £12,000 small business rate relief may apply.

The rates payable will depend on the occupier's circumstances and can be obtained from [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

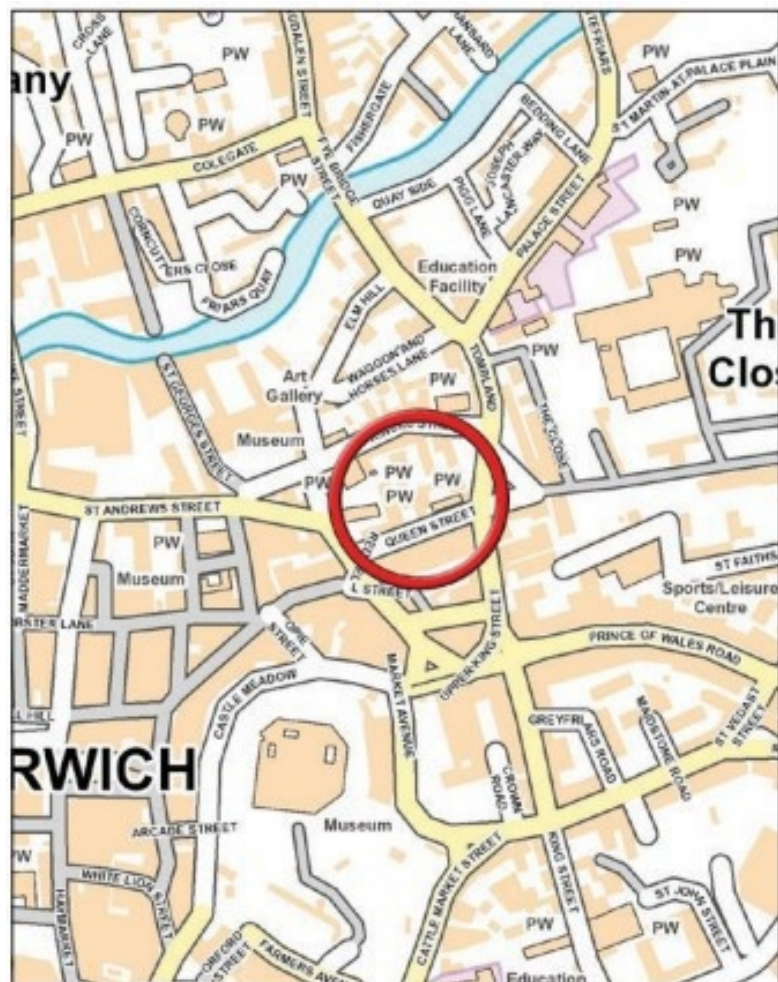
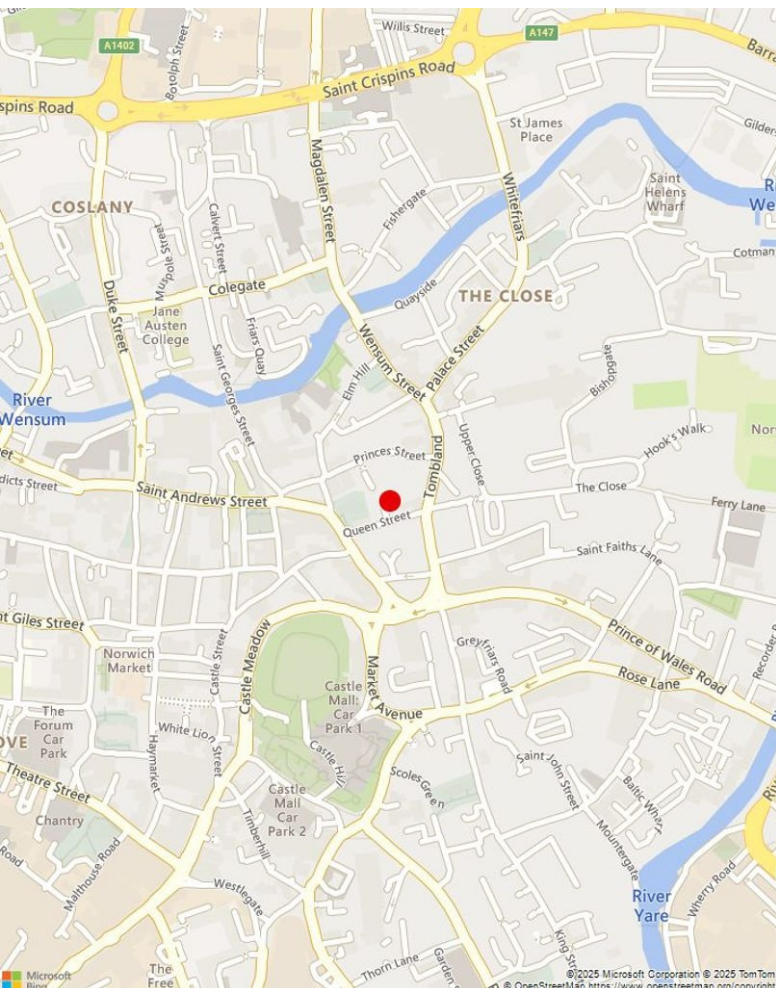
## Viewings & Further Information

**Graham Jones**  
**Roche Chartered Surveyors**  
 01603 756338 / 07496 164609  
[grahamj@rochecs.co.uk](mailto:grahamj@rochecs.co.uk)

## Legal Costs

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

**Chris Watkins**  
**Roche Chartered Surveyors**  
 01603 756336/ 07907 449061  
[chrisw@rochecs.co.uk](mailto:chrisw@rochecs.co.uk)



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#### IMPORTANT NOTICE

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- 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 Roches Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property