



Location

Queens Road is part of the inner ring road to the south of Norwich city centre. It is an established office location, close to Aviva, and near to the main shopping areas (Chapelfield, St Stephens and All Saints Green), Sainsburys and the bus station. There is public parking immediately opposite and nearby.

Description

The modern building is part of a complex including the Head Office of The UK Holiday Group and the Department for Work & Pensions. It has potential for continued office use or conversion, subject to planning consent. It is arranged over three floors with the following features:

- Flexible, open-plan layout
- Current layout includes demountable offices
- Partial comfort cooling
- Gas fired central heating
- Fully accessible raised floor with carpets
- Perimeter trunking
- Fitted kitchens on each floor
- Ladies, gents and disabled toilets

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of E (125). A full copy of the certificate is available upon request.

Accommodation

Ground floor offices	126 sq ft	(11.7 sq m)
First floor offices	2,229 sq ft	(207.1 sq m)
First floor kitchen	48 sq ft	(4.4 sq m)
Second floor offices	2,306 sq ft	(214.2 sq m)
Second floor kitchen	36 sq ft	(3.3 sq m)
Total	4,745 sq ft	(440.7 sq m)

The vendor owns the adjoining buildings in which additional accommodation may be available, for occupiers seeking larger premises.

Car Parking

There are 7 covered car parking spaces. It is proposed that adjoining spaces occupied by the neighbouring building will be excluded. Public parking is available immediately opposite in Queens Road, and at St Stephens Street and Ber Street. On-street permit-parking is available in the vicinity.

Price

£600,000 Offers in the region of.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Values are as follows:

Ground floor: £930
First floor: £16,250
Second floor: £12,000

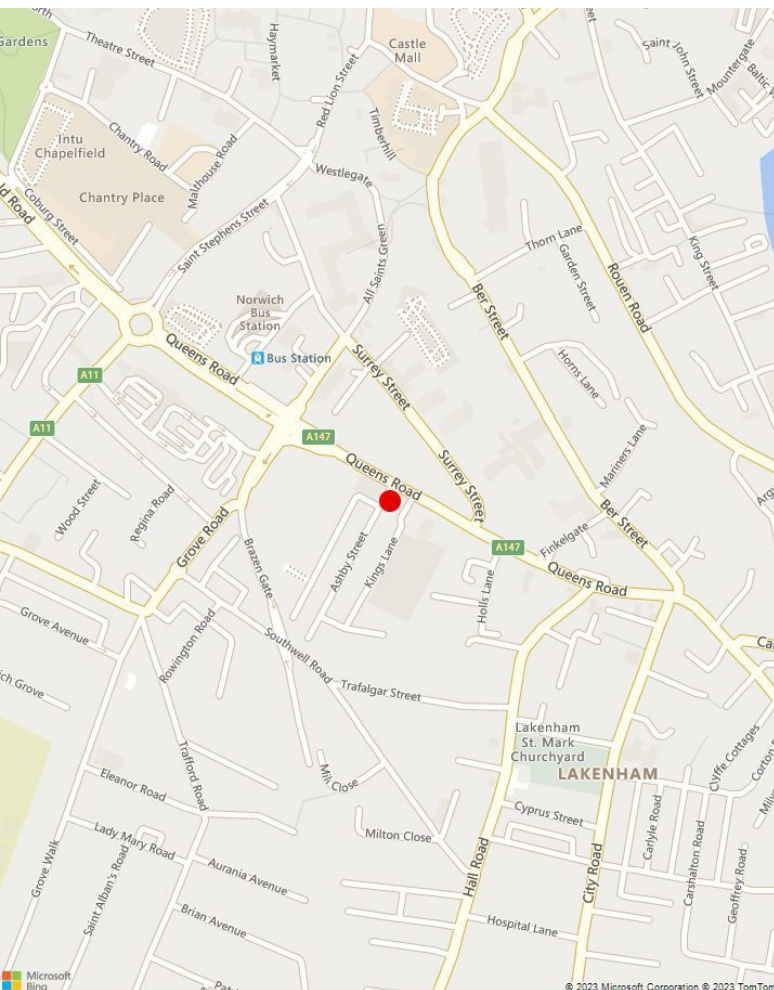
This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from Norwich City Council or via www.gov.uk/correct-y

Legal Costs

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

Viewings & Further Information

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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



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