

Office

**Lambert | Livesley | King**



## TO LET

**3<sup>RD</sup> FLOOR HALDIN HOUSE, OLD BANK OF ENGLAND COURT,  
QUEEN STREET, NORWICH NR2 4SX**

From 191.52 sq m (2,062 sq ft)

- Prominent Location
- Views across Norwich
- Modern office accommodation
- Close to City centre and the train station

**Lambert | Livesley | King**

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55 Colegate  
Norwich  
Norfolk  
NR3 1DD

## LOCATION

The premises are located on Queen Street, a busy pedestrian thoroughfare linking the professional areas of Tombland with the main retailing areas of London Street and Gentlemans Walk.

## DESCRIPTION

The property comprises the third floor of Haldin House a multi let office building accessed from Old Bank of England Court off Queen Street.

The office accommodation benefits from the following:

- Open plan main office area
- Passenger lift (6 person)
- Separate meeting rooms
- Perimeter trunking
- Suspended ceiling incorporating recessed strip lighting throughout.

The accommodation is largely Open Plan with good levels of natural light.

## ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practise and calculate the following approximate floor areas:

Description	Sq m	Sq ft
3 <sup>rd</sup> Floor Offices	191.52	2,062

## TERMS

The floor is available to let as a whole on a new tenants full repairing and insuring lease. In addition to the rent, a service charge will be levied to cover the communal cost of management, maintenance and repair. For further details please contact the agents.

## BUSINESS RATES

We have referred to the Valuation Office website and confirm that the property appears in the 2017 Rating List with the following assessment:

Description	Rateable Value
Office and Premises	£17,000 per annum

## IMPORTANT NOTICE

Lambert Livesley King, their clients and any joint agents give noticed that:

1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lambert Livesley King have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Complied: September 2019

## VAT

The landlord reserves the right to charge VAT in line with current legislation.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available on request.

## LEGAL COSTS

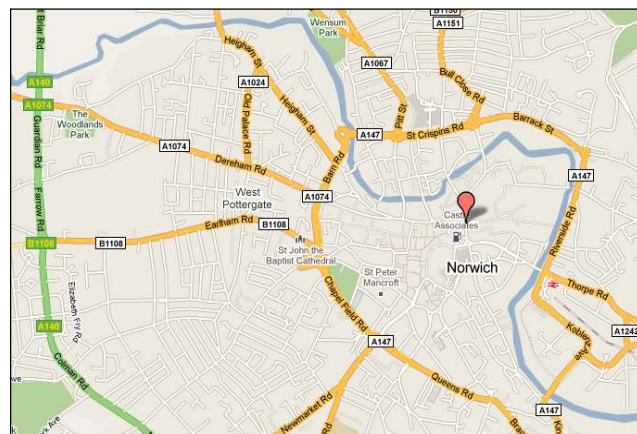
Each party to bear their own costs in the transaction.

## VIEWINGS

Strictly by appointment through the agent. For further information contact:

**David Lambert**

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01603 926 166



NOTE: This plan is based upon the Ordnance Survey map with the sanction of the controller of HM Stationary Offices. Crown Copyright reserved. This plan is published for the convenience of the purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.