



Modern Business Unit
715.61 m² (7,703 sq ft)

Warehouse
For Sale / To Let

MID- TERRACE MODERN BUSINESS UNIT

WAREHOUSE WITH LOADING DOOR & EXTENSIVE AIR CONDITIONED OFFICES

GOOD TRADING LOCATION AND ACCESS TO OUTER RING ROAD

8 SECURE CAR PARKING SPACES

IMMEDIATELY AVAILABLE

28 Whiffler Road, Norwich, Norfolk NR3 2AZ

The property is situated along Whiffler Road on the Whiffler Road Trading Estate which is a popular trading estate situated with access directly from Norwich's outer ring road and leading to the A1067 Norwich to Fakenham Road. It is situated close to Asda and nearby occupiers on the estate include Busseys Ford, Duff Morgan, High Altitude Trampoline Park, Mercure Norwich amongst other trade counter and motor trade uses.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees 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 (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

Description

The subject property comprises a modern mid terrace unit, constructed in 1989 with a two-storey office module to the front. It has subsequently been extended to provide good quality ground floor open plan offices and meeting rooms benefitting from air conditioning, suspended ceilings and recessed lighting and at first floor level are further offices, kitchen/staff room and mezzanine storage.

The warehouse benefits from a minimum eaves height of approximately 6.7m and is accessed by a roller shutter loading door.

The forecourt provides secure car parking for 8 cars.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following net internal floor areas:

Description	m ²	Sqft
Ground floor Including Warehouse, Office & Reception	486.34	5,235
First Floor Offices	129.56	1,395
Mezzanine	99.72	1,074
Total	715.61	7,704

Terms

The premises are available for sale freehold or to let on a new full repairing and insuring lease. Quoting terms available upon application.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Warehouse and Premises

Rateable Value: £34,250

Rates Payable 2024/2025: £17,090.75

Legal Costs

Each party to bear their own costs

VAT

VAT will be payable on the rent.

EPC

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

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SUBJECT TO CONTRACT - NOL/njr/120

