



## 20 DRAYTON INDUSTRIAL ESTATE, TAVERHAM ROAD, DRAYTON, NORWICH, NR8 6RL DETACHED WAREHOUSE/INDUSTRIAL UNIT

- Well located at the front of established industrial estate
- Self-contained building with parking for approximately 6 vehicles
- 15 minute drive from Norwich City Centre

**TO LET £32,000 | 446.8 sq m (4,808 sq ft)**

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**BROWN & CO**

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## Location

The property is well located at the front of Drayton Industrial Estate on Taverham Road which is just off Fakenham Road, a main arterial route into Norwich City center.

The unit benefits from good access links to Norwich and is only a 3-minute drive to the Broadland Northway (NDR).

## Description

The property comprises a detached warehouse/ industrial unit with steel portal frame, concrete floor with brick and block elevations covered by a pitched roof of corrugated asbestos cement sheeting.

Internally, there are ground floor and first floor offices, WC and kitchenette at the front of the unit with additional mezzanine storage. The minimum eaves height is 6.1m rising to 7.5 at the apex.

Externally is a tarmac forecourt with parking for approximately 6 vehicles and loading access through an electric powered roller shutter door.

## Accommodation

The property provides the following gross internal floor area.

Description	sq m	sq ft
Ground floor Warehouse	399.1	4,295
First floor office	37.2	400
Mezzanine	10.5	113
<b>Total GIA</b>	<b>446.8</b>	<b>4,808</b>

## Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

## Business Rates

Business rates will be the responsibility of the occupier. The premises has the following assessment:

Description	Offices & Premises
Rateable Value	£21,750
Rates Payable for 2023/4	£10,853

## Tenure

The property is available to let for a lease term to be agreed at an asking rent of **£32,000 per annum** exclusive of rates and services.

## VAT

It is understood that VAT is applicable.

## Legal Costs

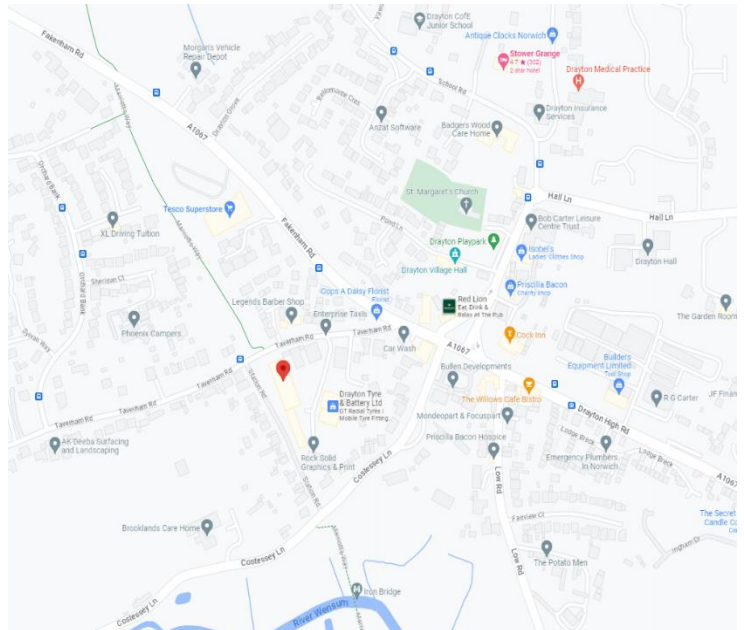
Each party will be responsible for their own legal costs incurred in documenting the letting.

## EPC Rating

The premises has an EPC rating of E.

## Viewing & Further Information

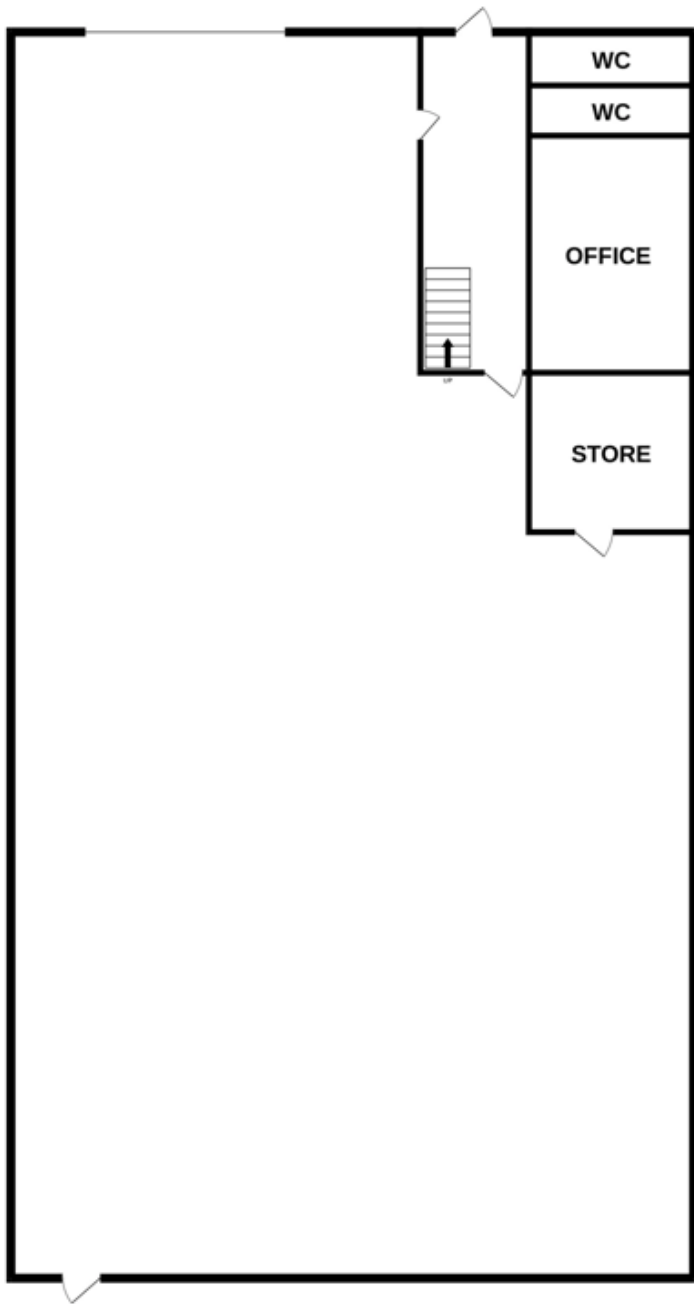
Strictly by appointment with the sole letting agent:-



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GROUND FLOOR



1ST FLOOR



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