



UNIT 7 FRENESHAM ROAD, NORWICH, NORFOLK, NR3 2BT

WAREHOUSE/INDUSTRIAL UNIT

- Well located within the established Sweetbriar Industrial Estate
- Good access links to the Norwich Outer Ring Road
- Ample parking for approximately 32 cars
- Minimum eaves height of 11 ft

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TO LET £68,750 | 881.2 sq m (9,485 sq ft)



Property and Business Consultants
brown-co.com

Location

Positioned to the north west of Norwich, Sweetbriar Industrial Estate is one of the key industrial areas for Norwich, and is located approximately three miles from Norwich City Centre.

The property is accessed directly off Frensham Road which in turn links indirectly to Sweet Briar Road (A140). The A140 runs south towards Ipswich and also links directly to the A47, which in turn connects with the A11 approximately 2.7 miles south of the property.

The surrounding area provides a combination of retail warehouse, industrial and trade counter premises, with key occupiers on the estate including Amazon, Volvo, Renault, Johnstone's and Cromwell Tools.

Description

the property comprises a detached industrial/ warehouse unit of steel framed construction with insulated clad elevations over a concrete floor.

There is fluorescent strip lighting and minimum eaves height is approximately 11ft to an apex of 17ft over a concrete carpeted floor.

To the front is also a chiller that leads to a loading bay with two electrically operated loading doors which leads to a concrete surfaced yard with parking for approximately 32 cars.

Accommodation

The property provides the following net internal floor areas:

Description	sq m	sq ft
Ground floor office/amenity	46.7	503
Mezzanine	46.7	503
Ground floor warehouse	787.8	8,479
Total GIA	881.2	9,485

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order. The unit is connected to mains electricity, water and drainage.

Business Rates

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

Description	Offices & premises
Rateable Value	£51,000
Rates payable for 2024/2025	£27,846

Rent

£68,750 per annum exclusive.

Tenure

The unit is available to let on a new full repairing and insuring lease for a term of years to be agreed.

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Legal Costs

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

EPC Rating

The property has an EPC rating of B(48).

VAT

It is understood that VAT is applicable.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

The Atrium
St George's Street
Norwich, NR3 1AB
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