



abbotFox

Pinetrees Road | Norwich | NR7
Offers In Excess Of £550,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR3-9)

abbotFox presents this substantial, renovated modern business unit complete with offices, board rooms and nearly 1,500 sq ft of full height storage space.

The unit is well positioned within the popular established Pinetrees Business Park just 2.5 miles to the north east of Norwich's city centre, within easy reach of the ring road and Northern Distributor Road which provides dual carriageway access to the A47 for easy access out to Great Yarmouth, the A140 and A11.

The property comprises a modern semi detached industrial/warehouse with offices and meeting rooms on the ground and first floor.

The ground floor provides a kitchen, male, female and disabled toilets and showers.

There is a full height storage area accessed via a roller shutter door, which features a mezzanine floor to the rear.

In total the property measures around 7,200 sq ft.

There are parking spaces for 15 vehicles.

The first floor offices are let.

Further details available upon request.

