

WAREHOUSE/PRODUCTION/TRADE COUNTER UNITS TO LET

**UNITS 16-18 TWICKENHAM ROAD,
UNION PARK, NORWICH NR6 6NG**

TO BE REFURBISHED / TO LET



SIZE

3,360 - 6,720 sq ft (312.15 - 624.30 sq m)

DESCRIPTION

- Clear span warehouse with 5.6 metre eaves
- Ancillary office and WC facilities
- Established business location,
- Close to A140 and Norwich Airport
- 3 car parking spaces

RENT

£25,200 per unit. VAT will be applicable.

RATES

The property is assessed as warehouse and premise and has a rateable value of £34,000 pa. If the premises is split, the property will require re-rating. Interested parties should make their own enquiries of Norwich City Council on 01603 212899.

**ENERGY PERFORMANCE
CERTIFICATE (EPC)**

The property has an EPC rating of (TBC). Full details are available upon request.

TERM

A new full repairing and insuring lease for a term to be negotiated. Service charge is applicable to the Estate. Full details are available upon request.

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