



Location

The property is located on the airport industrial estate, to the north of Norwich city centre and within close proximity to the Northern Distributor Road (A1270). Anson Road is a short distance from the entrance to the Estate, with nearby occupiers including Northgate Vehicle Hire, Lotus Cars, Norwich International Aviation and Booker Cash & Carry.

Description

The property comprises a number of warehouses, stores and workshops with associated offices on a site area of approximately 1.96 acres (0.79 hectares). The office accommodation is arranged over two floors with a combination of cellular and open plan space, benefiting from comfort cooling. To the rear of the office is a number of workshops and stores with a detached warehouse and workshop to the rear of the site.

Adjacent to the office is a further terrace of units, providing a number of self-contained stores and workshops.

The property benefits from:

- Substantial yard area on an extensive site of 1.96 acres
- Selection of stores and workshops
- Self-contained office accommodation
- Vehicle workshop

Accommodation

The unit provides the below gross internal floor areas:

Office Accommodation 3518 sq ft (326.83 sq m)
 Eastern Terrace 4383 sq ft (407.20 sq m)
 Vehicle Workshop 2830 sq ft (262.85 sq m)
 Western Terrace 3320 sq ft (308.43 sq m)

Tenure & Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£130,000 Per annum exclusive

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (97). A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £59,500. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

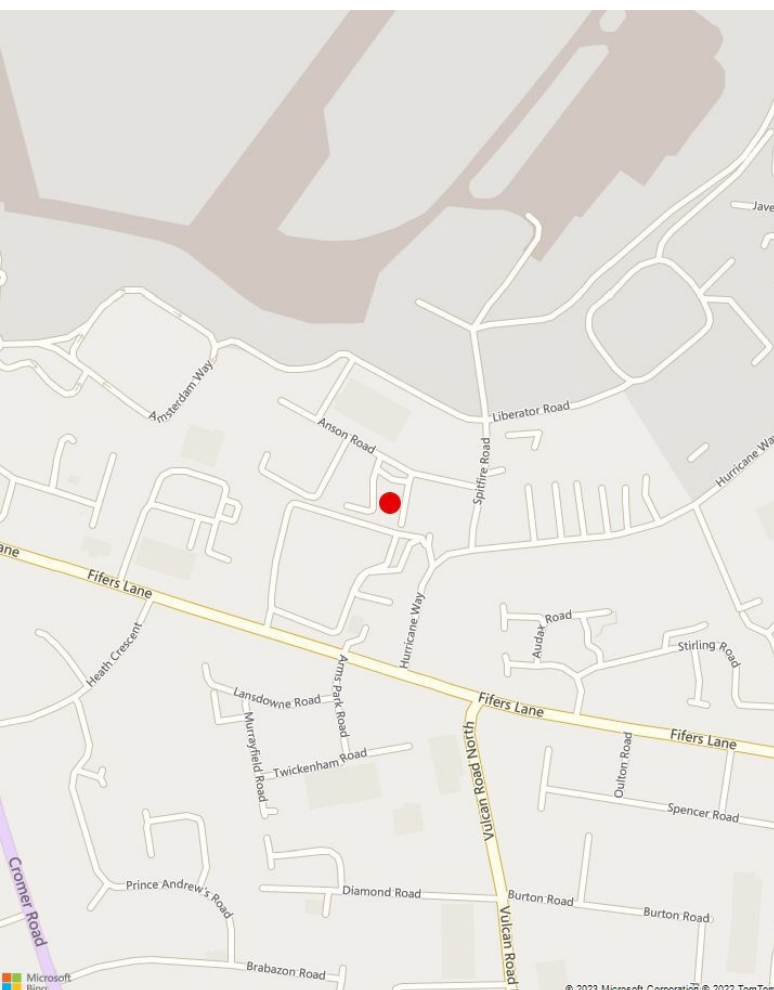
Viewings & Further Information

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Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

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SUBJECT TO CONTRACT
 You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



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