



### Location

The unit is located on the Guardian Road Industrial Estate to the rear of the site. The Guardian Road Industrial Estate is approximately 2.5 miles west of Norwich city centre with Guardian Road forming part of the Norwich outer ring road (A140). Other occupiers adjoining the unit include **FreightForce**, **American Golf Discount** and **Toucan Tool Hire**.

### Description

The warehouse is of steel frame construction with brick walling and solid concrete floor, with separate office and WC facilities. The unit has the following specification:

- Eaves to 8.4 metres
- WC and Office
- Mezzanine flooring
- Single access door

### Accommodation

The property has a gross internal floor area of:

Warehouse	<b>8,805 sq ft</b>	<b>818 sq m</b>
Mezzanine flooring	<b>1,378 sq ft</b>	<b>127 sq m</b>

Offices, WCs and Tea-points are in addition.

### Tenure & Terms

The property is available by way of a new lease on internal repairing and insuring terms.

### Rent

**£45,000** per annum

### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (52). A full copy of the certificate is available upon request.

### Rates

The property requires re-rating.

### Planning & Uses

The property is suitable for employment based uses and most specifically warehousing.

### Viewings & Further Information

**Sam Kingston**

**Roche Chartered Surveyors**

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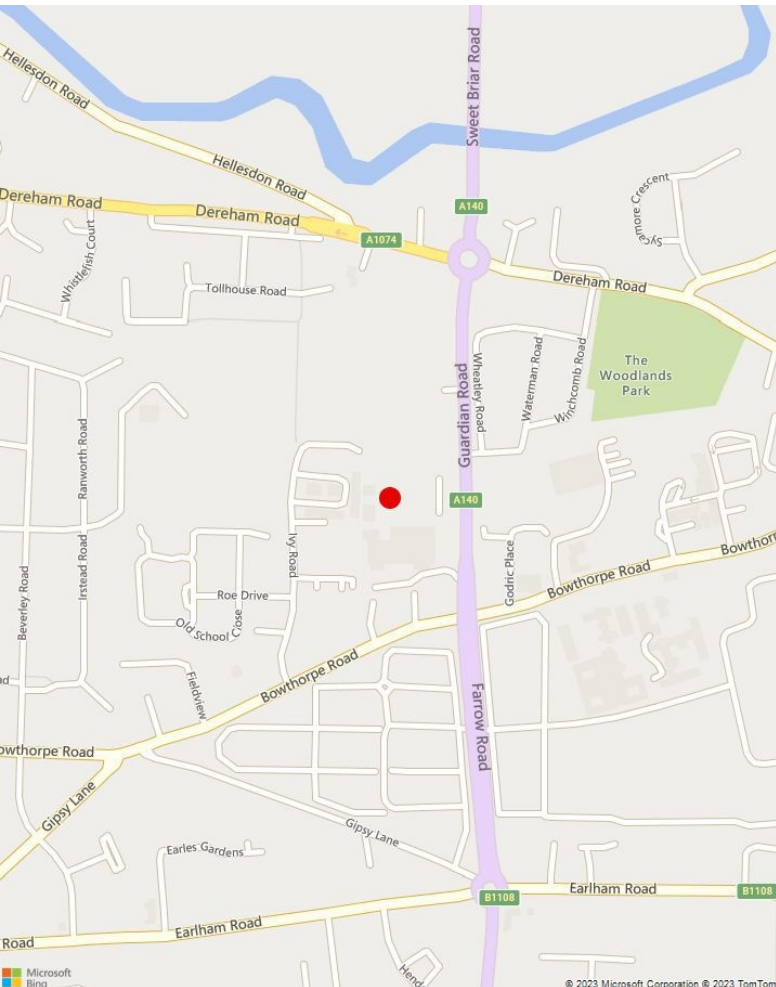
samk@rochechs.co.uk

### Service Charge

There is an estate service charge to cover the maintenance and repair of the common areas. Further details are available on application.

### Legal Costs

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



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](http://www.commercialleasecode.co.uk)



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