



Location

The property is located just off Mile Cross Road and is a short distance from the popular Sweet Briar and City Trading industrial estates. The site lies approximately 1.5 miles from Norwich city centre.

Nearby occupiers include **Dolphin Travel Coach Hire**, **Machine Mart** and **Swans Motor Group**.

Description

The property principally comprises a large open-plan warehouse and internal loading area with a total of 9 roller shutter doors fronting onto Swanton Road. The ancillary space provides a kitchen/rest room and WC facilities.

The property offers the following:

- Large open plan warehouse
- Loading area with multiple roller shutter doors
- LED Lighting
- Parking to the front

Accommodation

The unit provides gross internal floor areas:

Main warehouse: 24,147 sq ft (2,243 sq m)
 Loading area: 4,674 sq ft (434 sq m)
 Ancillary accommodation: 466 sq ft (43 sq m)
 Total floor accommodation: **29,287 sq ft (2,720.8 sq m)**

Tenure & Terms

The property is offered by way of a new full repairing an insuring lease for a term to be agreed.

Rent

£155,000 per annum exclusive

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C. 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 £93,000. This is not the annual rates payable.

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

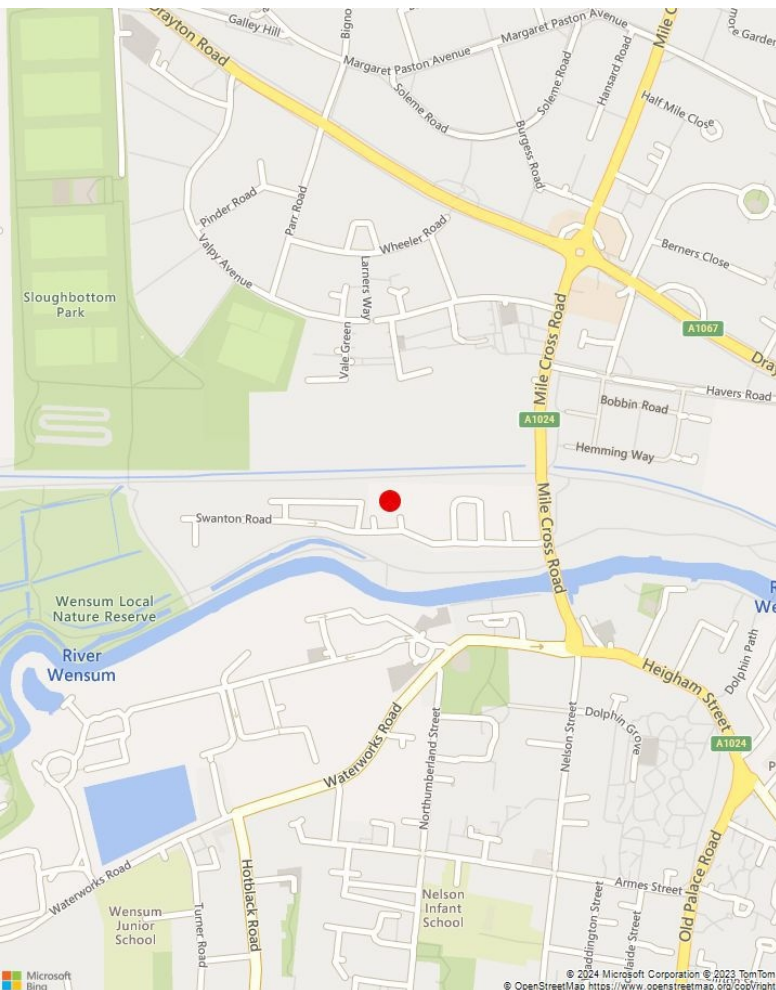
Viewings & Further Information

Sam Kingston
Roche Chartered Surveyors
 01603 756333 / 07796 262472
samk@rochecs.co.uk

Legal Costs

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

Chris Watkins
Roche Chartered Surveyors
 01603 753336 / 07907 449061
chrisw@rochecs.co.uk



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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