



Location

The property is located just off Boundary Road, the Outer Ring Road, approximately 2.5 miles north-west of the city centre on an established and popular commercial estate. Nearby occupiers include Asda, Carshop, Busseys, Mercure Norwich Hotel and Dulux Decorator Centre.

Description

The premises comprise a detached industrial unit of concrete frame construction with brick and block ancillary office accommodation to the ground floor. There is a substantial mezzanine install providing first floor office/showroom space of steel and timber frame construction. There are detached garage and storage units located adjacent to the property which form part of the demise. The property has the following specification and features:

- Prominent unit on a large site
- Forecourt parking and loading area
- Extensive office and showroom accommodation
- Self contained separate storage/garage premises
- Kitchen, male and female WC facilities
- Site area totalling approximately 0.42 acres
- Mains gas

Accommodation

Ground floor warehouse	3,412 sq ft (317.0 sq m)
Ground floor lean to storage	284 sq ft (26.4 sq m)
Upper ground floor offices	739 sq ft (68.6 sq m)
First floor mezzanine/offices	3,435 sq ft (319.1 sq m)
Roof space storage	549 sq ft (51.0 sq m)
Detached garages and stores	914 sq ft (84.9 sq m)
Total	9,333 sq ft (867.0 sq m)

Tenure & Terms

The property is offered for sale or to let on a new full repairing and insuring lease for a term to be agreed.

We are advised that VAT will not be payable on the rent or sale price.

Rent

£35,000 per annum exclusive

Price

£425,000 price

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

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £19,000. The garages are assessed separately with a Rateable Value of £4,900. 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.

Planning & Uses

We understand the current use falls within use class E and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

Ben Common
Roche Chartered Surveyors
 01603 756340 / 07917 762230
benc@rochecs.co.uk

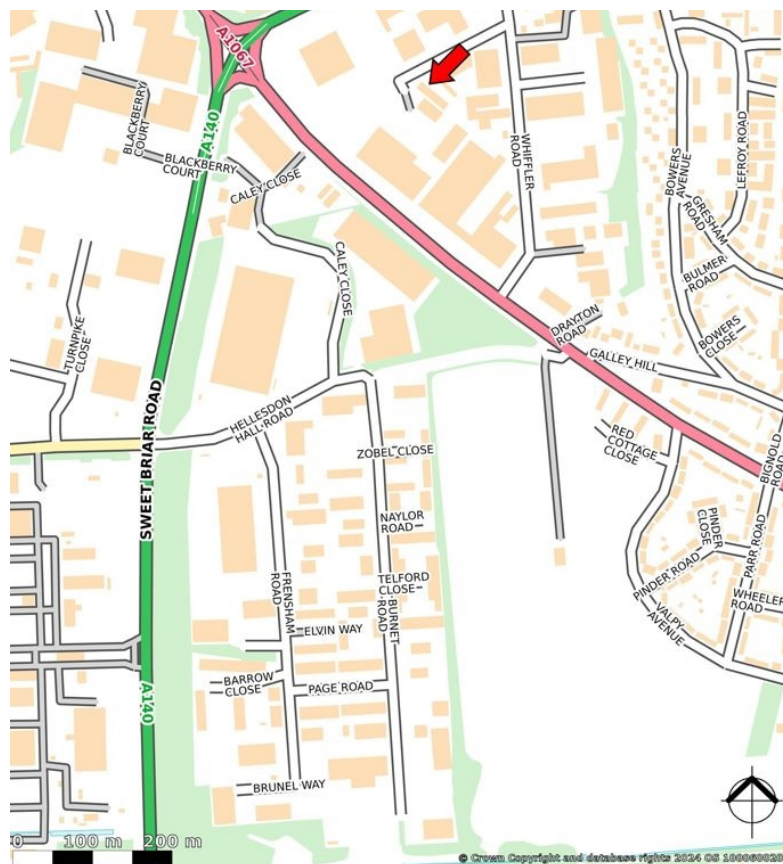
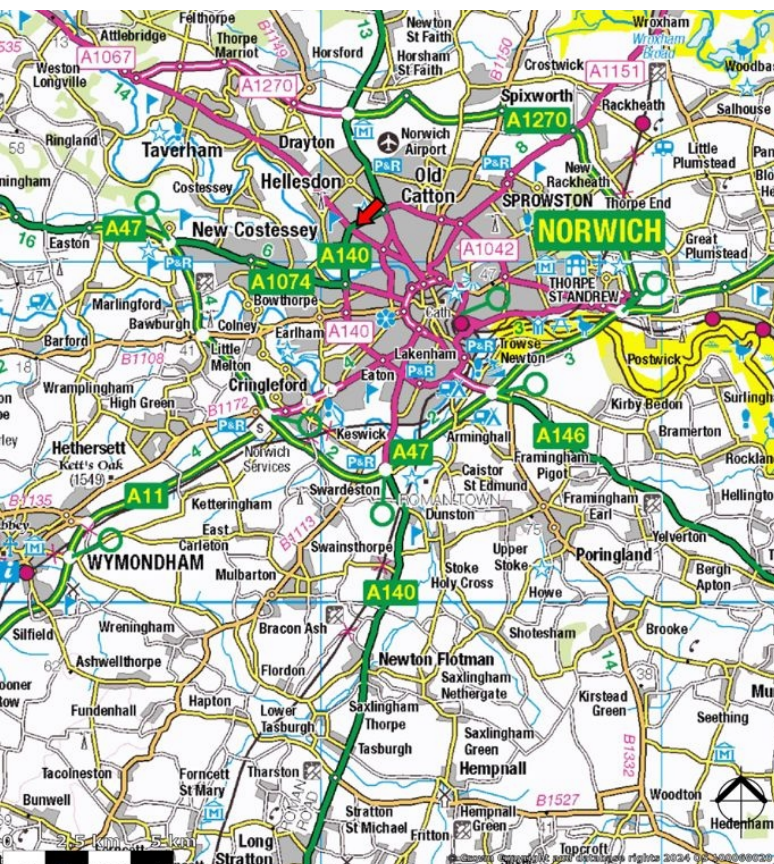
Legal Costs

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

Energy Performance Certificate

The property has an Energy Performance Asset Rating of (C72). Full details are available from the letting agents.

James Allen
Roche Chartered Surveyors
 01603 756332 / 07778 297298
jamesa@rochecs.co.uk



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IMPORTANT NOTICE

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a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.

b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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