

UNIT IS AVAILABLE AS A WHOLE OR CAN BE SPLIT INTO TWO



Location

The properties are located on Bessemer Road, approximately 3 miles to the south of Norwich city centre. The estate is popular with distribution and trade counter occupiers, with good links to the A47 Southern Bypass via both Ipswich Road (A140) and the Trowse Bypass (A146). The area has good transport links with frequent local buses.

Facilities nearby include **Asda Supermarket** with cafe, **The Gym Group**, **Costa Coffee**, a public house and fuel station, together with additional shops and services on the retail park located a short walk away.

Nearby occupiers include **Toolbank**, **Screwfix**, **Howdens**, **Euro Car Parts**, **Jewson** and **Brewers**.

Description

The premises comprises a detached warehouse/industrial unit which will be available with welfare and office facilities. Parking is to the front and the premises has a self-contained yard. The unit is suited for storage and light manufacturing or other uses within Planning Class E and offers the following features:

- Minimum eaves of 4.6 metres
- Concrete flooring
- Self-contained yard
- Substantial footfall / passing trade
- Extensive facilities nearby including a supermarket, gym and food outlets

Accommodation

1,076 sq ft to 2,153 sq ft (100 m² to 200 m²)

Tenure & Terms

The property is available by way of a new lease. The lease will be held on full repairing and insuring terms, for a term to be agreed.

Our client reserves the right to charge VAT at the prevailing rate.

Rent

On application.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of B (48). A full copy of the certificate is available upon request.

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 unit/s are yet to be assessed for rates.

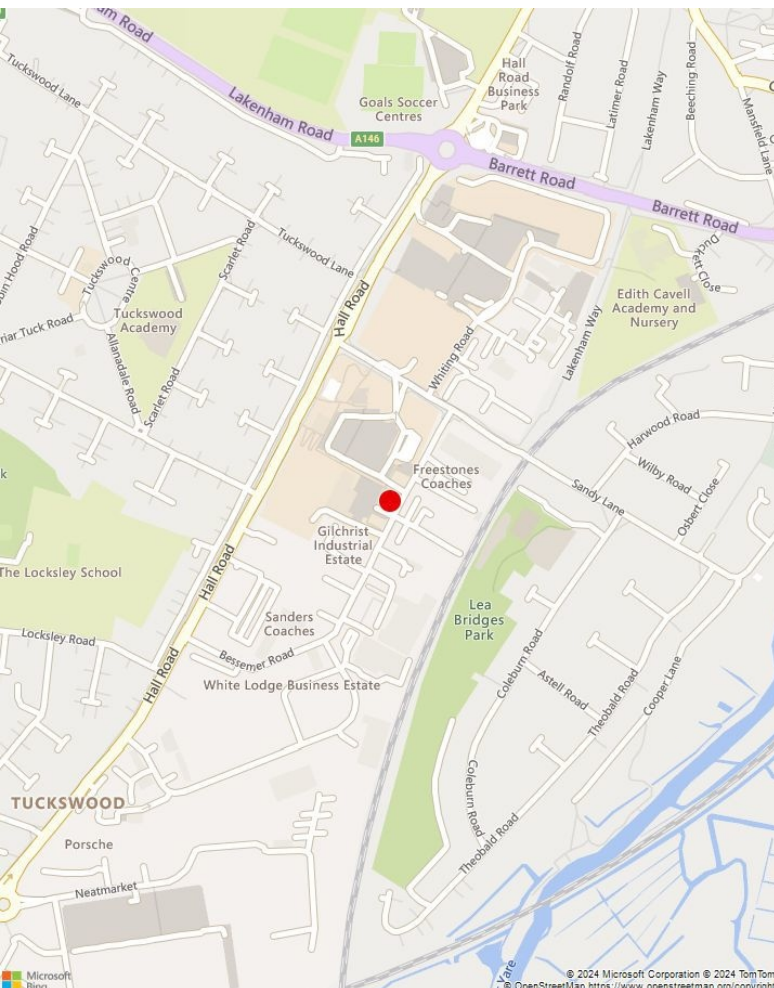
Legal Costs

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

Viewings & Further Information

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Interior



Nearby facilities



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