



Location

The property is located on the Vulcan Road Industrial Estate, off Spar Road. The Industrial Estate is home to a wide range of local businesses including **TRO**, **Ingram Micro**, **MKM Building Supplies** and **MAG Group**.

Description

The property comprises a detached warehouse/workshop with self-contained secure yard area. The property is of traditional portal frame construction with brick and breeze block walling below a pitched insulated roof.

The property has the following specification and features:

- Self contained concrete yard with fencing
- Ground Floor office accommodation
- Small Mezzanine
- Comfort cooling to part of the office
- Radiator heating
- Total site area: 0.643 acres

Accommodation

The unit provides office, 2 separate elements of workshop/warehouse and small mezzanine has a gross internal floor area of:

Ground Floor Offices	935 sq ft	(86.9 sq m)
Warehouse/Workshop	9,067 sq ft	842.3 sq m)
Mezzanine	560 sq ft	(52.1 sq m)
Total:	10,562 sq ft	(981.2 sq m)

Tenure & Terms

The property is for sale on a freehold basis. It is also available to let by way of a new fully repairing and insuring lease for a term to be agreed. The client reserves the right to charge VAT at the prevailing rate.

Price/Rent

£950,000 exclusive / Rent on application.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of E (109). 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 £45,750. This is not the annual rates payable.

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

Viewings & Further Information

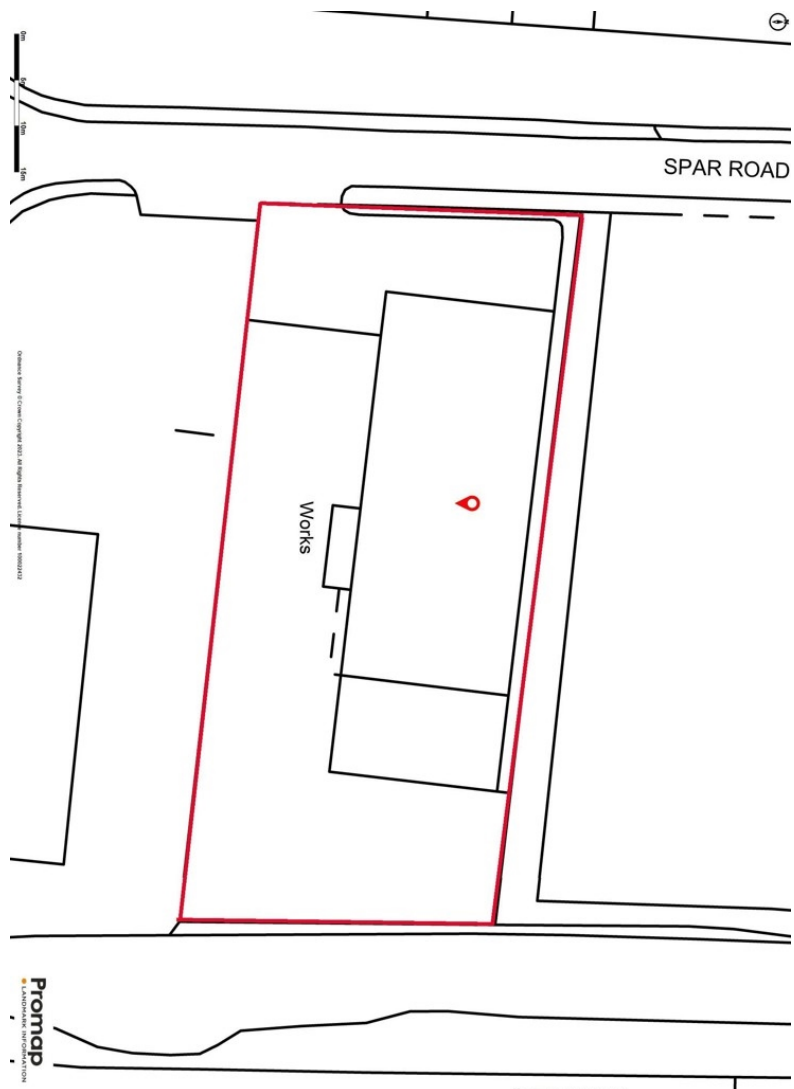
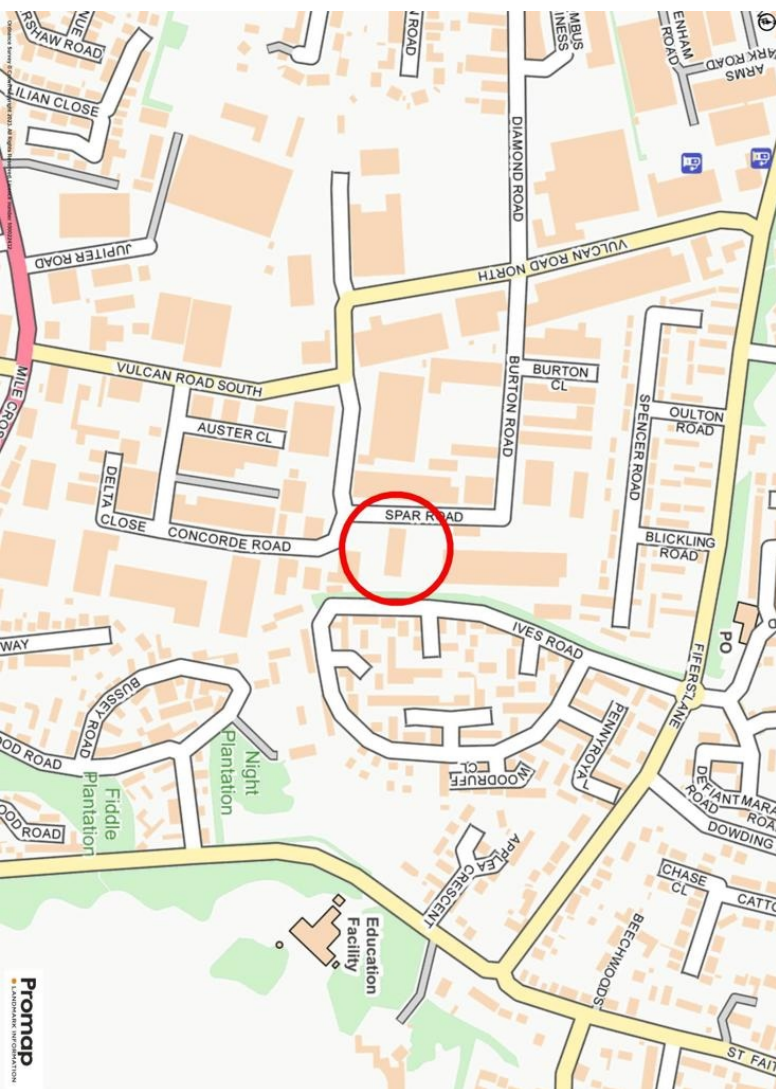
Sam Kingston
Roche Chartered Surveyors
 01603 756333 / 07796 262472
samk@rochecs.co.uk

Legal Costs

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

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

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



IMPORTANT NOTICE

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