Location

Javelin Road is located off Hurricane Way, the main spine road on Norwich Airport Industrial Estate, an established 92-acre industrial estate, which is situated approximately 2.7 miles north of the City centre. The Estates are well located being close to the A140, which connects directly with Norwich's outer ring road and the city centre, and the new Northern Distributor Road.

Nearby occupiers include Anglian Home Improvements, KLM UK and Lotus.

Description

The property comprises a terraced industrial / warehouse unit of concrete frame construction with brick and profile sheet cladding. The unit has the following specification and features:

- Forecourt parking
- Front roller shutter door
- Ground floor WC's
- Minimum eaves height of approx 4.91 meters
- Three phase electricity supply

Accommodation

The unit provides industrial/warehouse accommodation with a gross internal floor area of **2,286 sq ft (212.3 sq m)**. In addition there is a forecourt to the front of the property.

Tenure & Terms

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

A sale of the long leasehold interest for a term expiring in 2127 may also be considered. Further details available on request.

Rent

£19,500 per annum exclusive

Price

On application

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (73). 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 **£11,500**. 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.
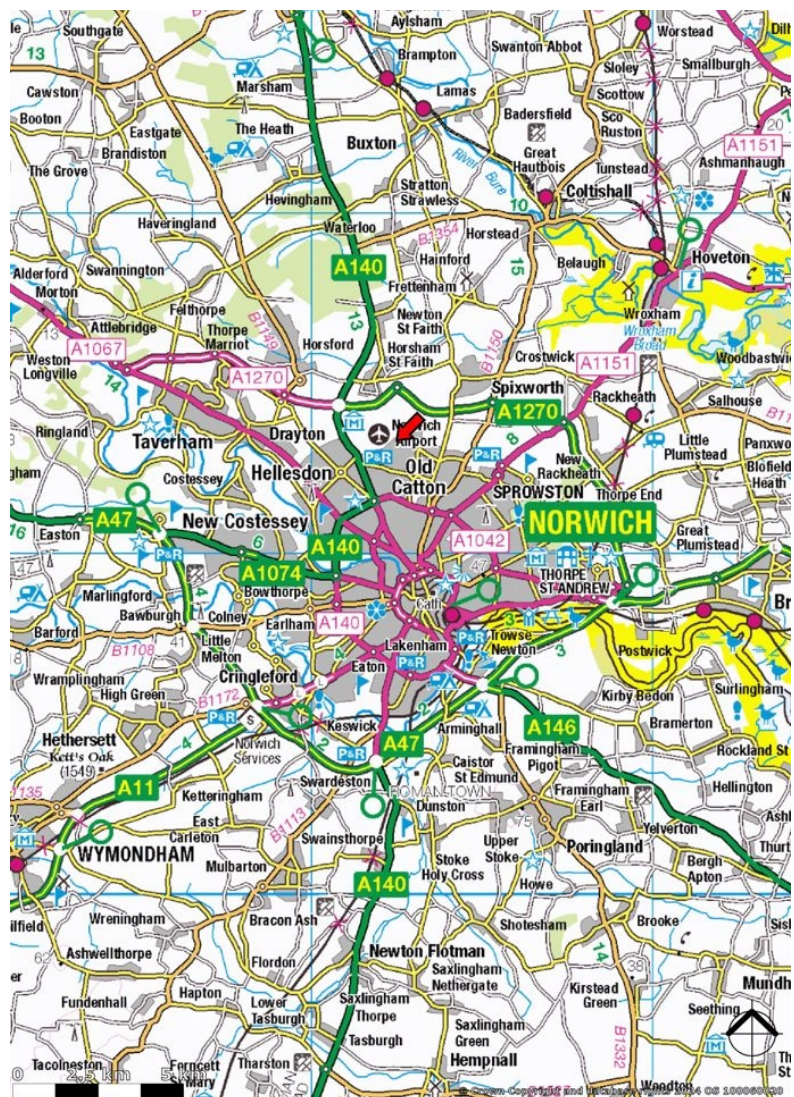
Service Charge

There is an estate service charge. Further details available on application.

Legal Costs

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

Viewings & Further Information

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