



### Location

The property is located on Hurricane Way which forms part of Norwich Airport Industrial Estate, which is itself located approximately 3.5 miles from Norwich city centre.

Occupiers in the vicinity include **Trott Rentals**, **Norwich City Services** and **Booker Cash & Carry**.

### Description

The property comprises a detached workshop/warehouse with first floor offices and front yard.

The property is of steel portal frame construction with plastic coated profile sheeting to the front elevation. The property has the following specification and features:

- Electric roller shutter door
- Open plan warehouse
- Ground and first floor offices
- Yard and parking to front

### Accommodation

The unit provides the following gross internal areas:

Ground floor:	3,737 sq ft	(347.2 sq m)
First floor:	495 sq ft	(46.0 sq m)
Total:	<b>4,232 sq ft</b>	<b>(393.2 sq m)</b>

### Tenure & Terms

The property is available by way of a new effectively full repairing and insuring lease for a 1 year term. It is understood that VAT is payable.

### Rent

On application.

### Energy Performance Certificate

The property has an Energy Performance Asset Rating of E. A full copy of the certificate is available upon request.

## Rates

The Valuation Office Agency website indicates that the Rateable Value is £20,500. This is not the annual rates payable.

The rates payable can be obtained from [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

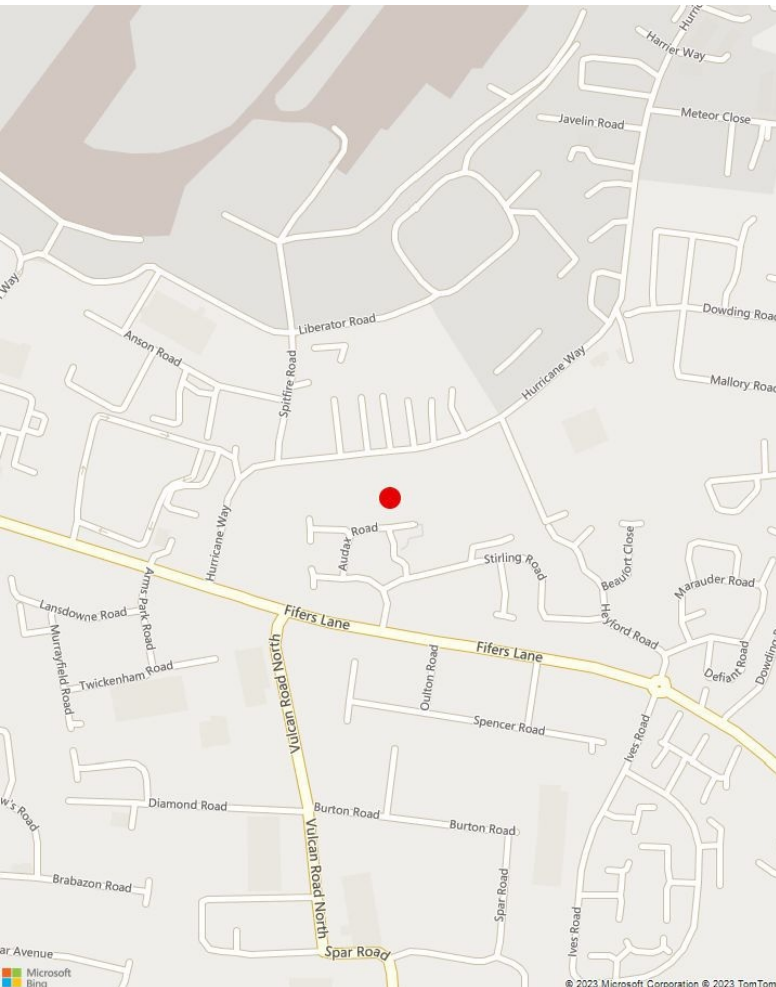
## Legal Costs

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

## Viewings & Further Information

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**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](http://www.commercialleasecode.co.uk)