



## Location

The property is located on the Airport Industrial Estate, on the north side of Norwich and within a short drive of the A1270 Broadland Northway. Anson Road is situated close to the entrance to the estate, with nearby occupiers including **Northgate Vehicle Hire, Lotus Cars and Booker Cash & Carry. The Aviation Academy** is opposite.

Amenities close by include Greggs and a Tesco Express & Premier Inn at the junction of Fifers Lane and Cromer Road.

## Description

The property comprises a former vehicle workshop, with open storage on a good-sized fenced site. At the main entrance off Anson Road, the office and adjacent terrace of units has now been let to The Health Transportation Group.

The workshop is of steel portal frame construction with a loading door. Electricity and water are not provided, so it provides basic storage. The remaining area is hardstanding suitable for external storage purposes.

The property benefits from:

- Secure Site for Open Storage with Workshop
- Popular location on established estate close to Norwich Airport
- Easy access to A1270 Broadland Northway and Outer Ring Road

## Accommodation

The unit provides the below gross internal floor areas:

Two-storey offices LET  
 Adjoining terrace LET  
 Vehicle workshop **2,830 sq ft (263 sq m)**

The site area is approximately **0.59 acre (0.24 ha)**.

## Tenure & Terms

A new full repairing and insuring lease is available for a term to be agreed.

## Rent

On application.

## Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of (TBC). 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 TBC. 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](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

## Viewings & Further Information

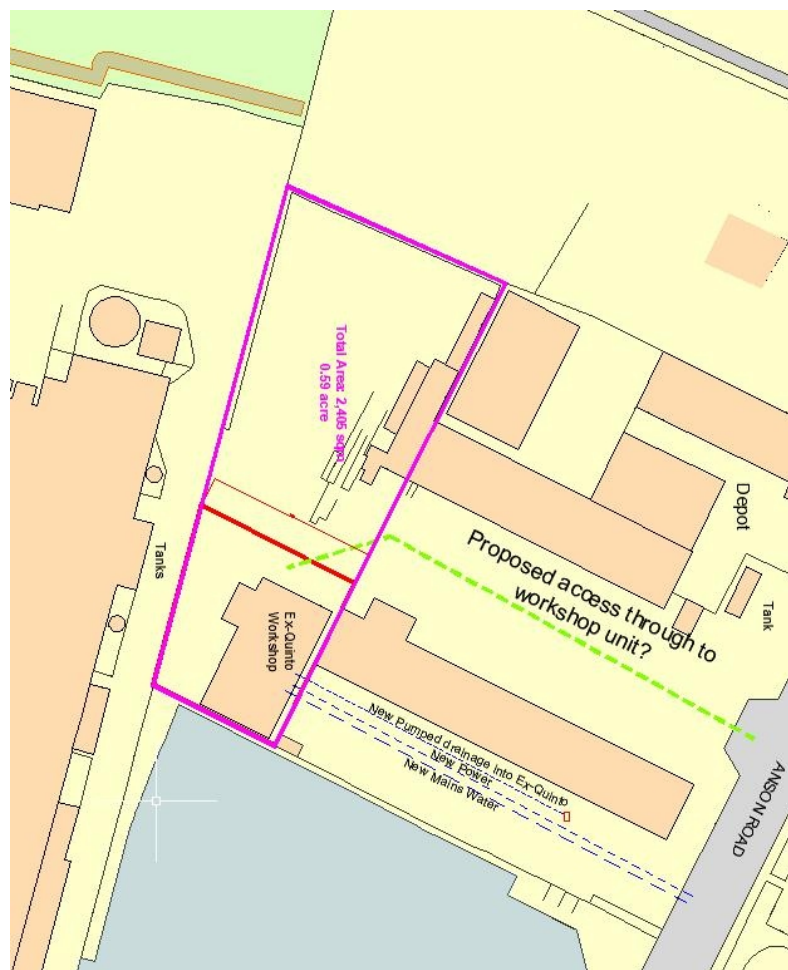
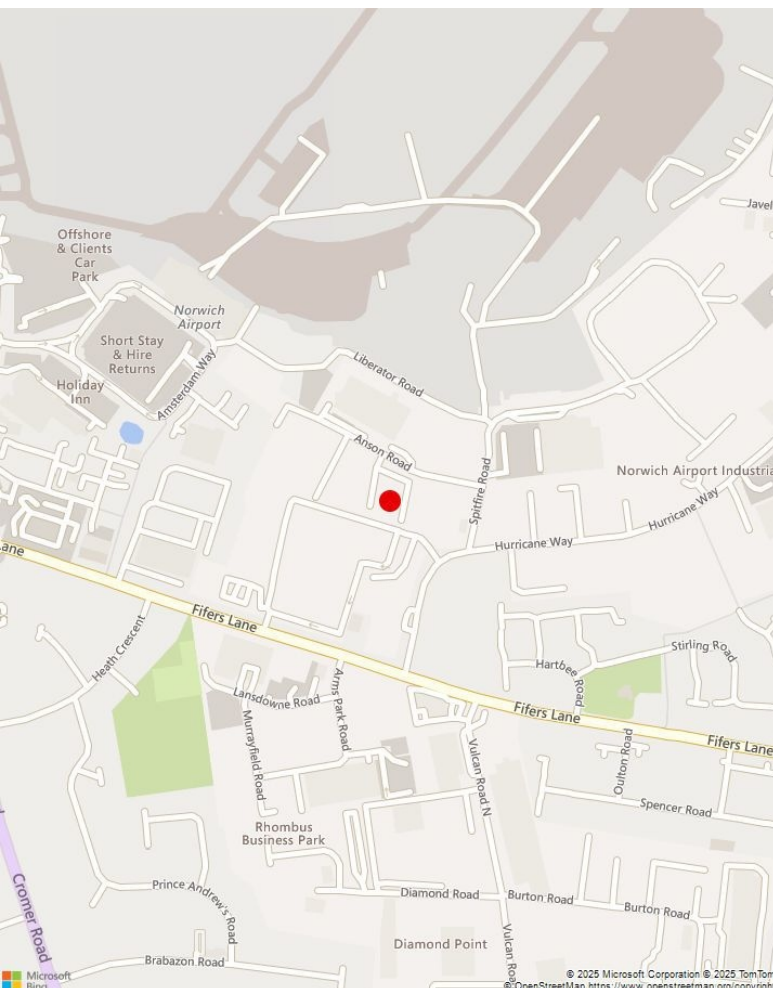
**Sam Kingston**  
**Roche Chartered Surveyors**  
 01603 756333 / 07796 262472  
[samk@rochecs.co.uk](mailto:samk@rochecs.co.uk)

**Chris Squirrell**  
**Bidwells**  
 01603 229323 / 07887 830124  
[chris.squirrell@bidwells.co.uk](mailto:chris.squirrell@bidwells.co.uk)

## Legal Costs

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

**Will Jones**  
**Bidwells**  
 01603 229321 / 07899 061892  
[william.jones@bidwells.co.uk](mailto:william.jones@bidwells.co.uk)



**IMPORTANT NOTICE**  
 Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:  
 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.