

WAREHOUSE/PRODUCTION/TRADE COUNTER UNITS TO LET

**UNIT 16 TWICKENHAM ROAD,
UNION PARK, NORWICH NR6 6NG**

TO BE REFURBISHED / TO LET



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| SIZE | 3,360 sq ft (312.15 sq m) |
| DESCRIPTION | <ul style="list-style-type: none">▪ Clear span warehouse with 5.6 metre eaves▪ Ancillary office and WC facilities▪ Established business location,▪ Close to A140 and Norwich Airport▪ 3 car parking spaces |
| RENT | £26,040 per unit. VAT will be applicable. |
| RATES | The property is assessed as warehouse and premise and has a rateable value of £34,000 pa. If the premises is split, the property will require re-rating. Interested parties should make their own enquiries of Norwich City Council on 01603 212899. |
| ENERGY PERFORMANCE CERTIFICATE (EPC) | The property has an EPC rating of (TBC). Full details are available upon request. |
| TERM | A new full repairing and insuring lease for a term to be negotiated. Service charge is applicable to the Estate. Full details are available upon request. |

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