



35 HURRICANE WAY, NORWICH AIRPORT INDUSTRIAL ESTATE, NORWICH NR6 6HE

TO LET | STORAGE LAND 1.26 ACRES (0.5 HECTARE)

- Established commercial location to the north of the City
- Site office and warehouse totalling 4,018 sq ft (373 sq m)
- Easy access to the outer ring road and A1270
- Close to Norwich Airport

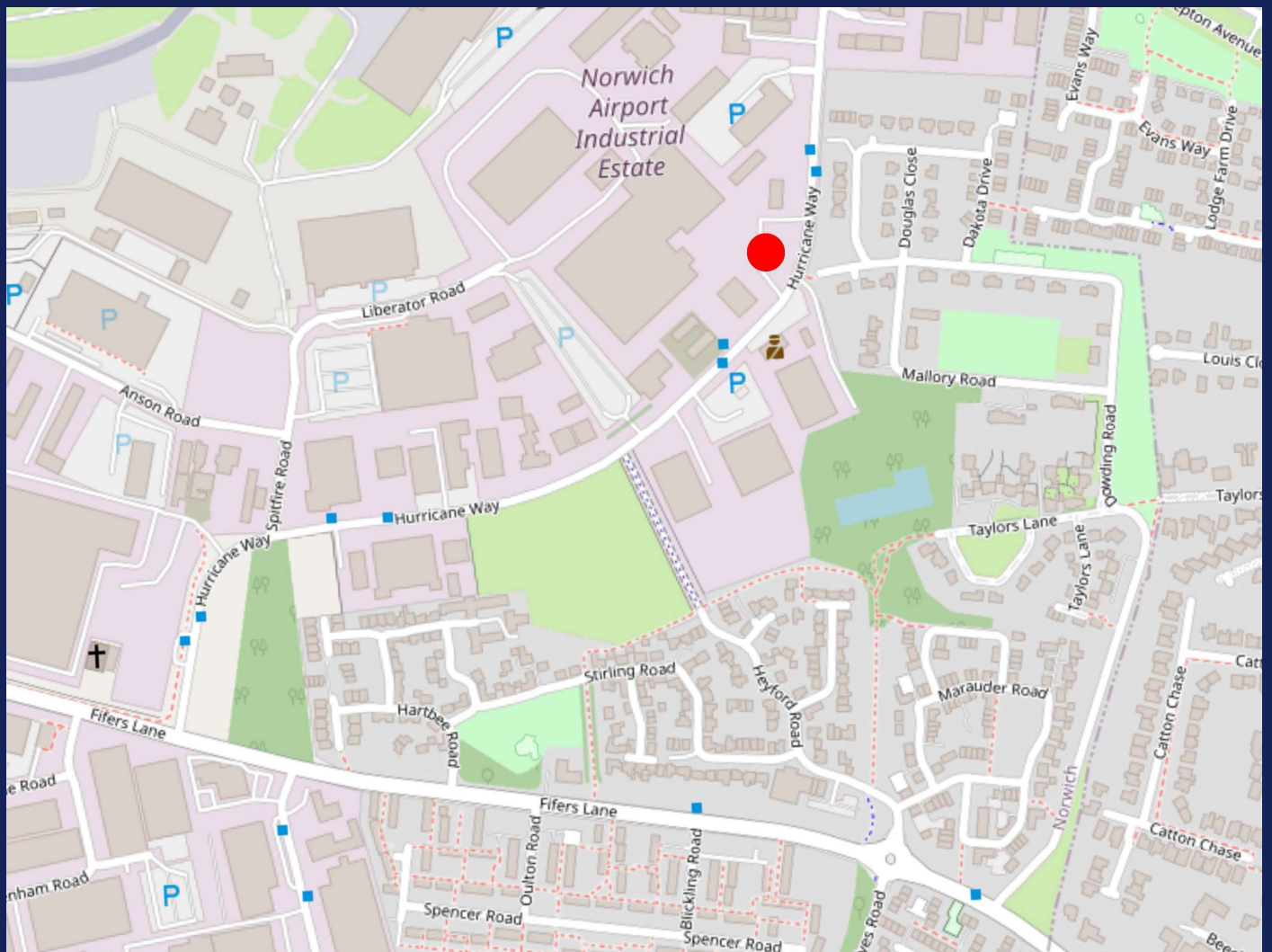
LOCATION

The site is situated approximately halfway along Hurricane Way on the western side opposite the Norwich North police station.

The Norwich Airport Industrial Estate is located 3½ miles north of the city centre. The A140 is within a short drive, providing easy access to both the outer ring road and the A1270 Northern Distributor Road.

The estate is one of Norwich's most established business locations. Occupiers include Anglian Windows, Fluke Calibration, Enterprise Vehicle Hire and Lotus Cars.

Amenities close by include a Premier Inn hotel, a McDonalds drive through, Greggs and a Tesco Express at the junction of Fifers Lane and Cromer Road.



SUMMARY

Description

The property provides mostly hardstanding, along with a warehouse and small office. There are two entrances off Hurricane Way and fencing around the boundary.

Accommodation

Site office	1,273 sq ft (118 sq m)
Warehouse	2,745 sq ft (255 sq m)
Total	4,018 sq ft (373 sq m)

The total site area is **1.26 acres (0.5 ha)**.

Additional information

Terms

The property is available by way of a new FRI lease for a term to be agreed.

The quoting rent is **£80,000 per annum**.

Business Rates

According to the business rates section of the gov.uk website, as from 1 April 2026 the property will have a rateable value of £23,250.

Legal Costs

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

Postcode

NR6 6HE

Further Information

For further information or to arrange a viewing, please contact:

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