



## 1E HURRICANE WAY, NORWICH NR6 6EW

### TO LET | SECURE STORAGE LAND 0.16 ACRE

- Established commercial location to the north of the city
- Prominent position at the entrance to the estate
- Easy access to the outer ring road and A1270
- Close to Norwich Airport

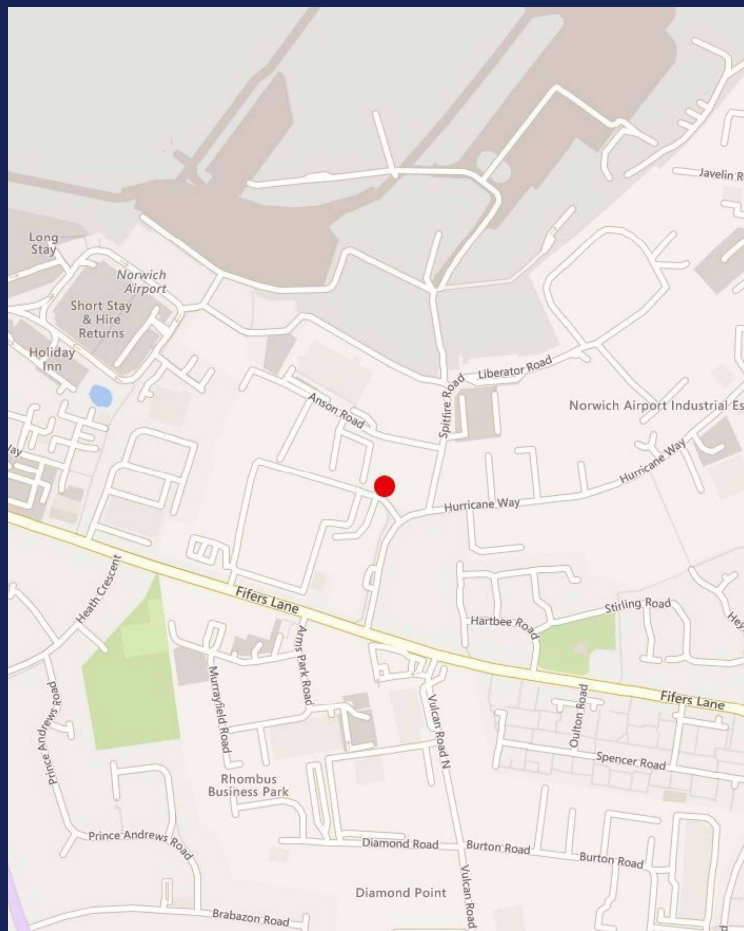
## LOCATION

The site is located off Hurricane Way, just before its junction with Spitfire Road, close to the entrance to the estate.

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 Airport Industrial Estate is one of Norwich's most established business locations. Anglian Windows, Fluke Calibration, Enterprise Vehicle Hire and Lotus are all on the estate.

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.



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## SUMMARY

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### Description

The property provides a secure level site, with palisade fencing and a gate around it's boundary. The surface is mostly concrete.

### Accommodation

The site extends to **0.16 acre**.

### Additional information

#### Terms

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

The quoting rent is **£12,000 per annum**.

#### Business Rates

The property will need to be re-rated, as previous premises have been demolished.

Interested parties should make their own enquiries of Norwich City Council rates department.

#### Legal Costs

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

#### Postcode

NR6 6EW

### Enquiries

#### Will Jones

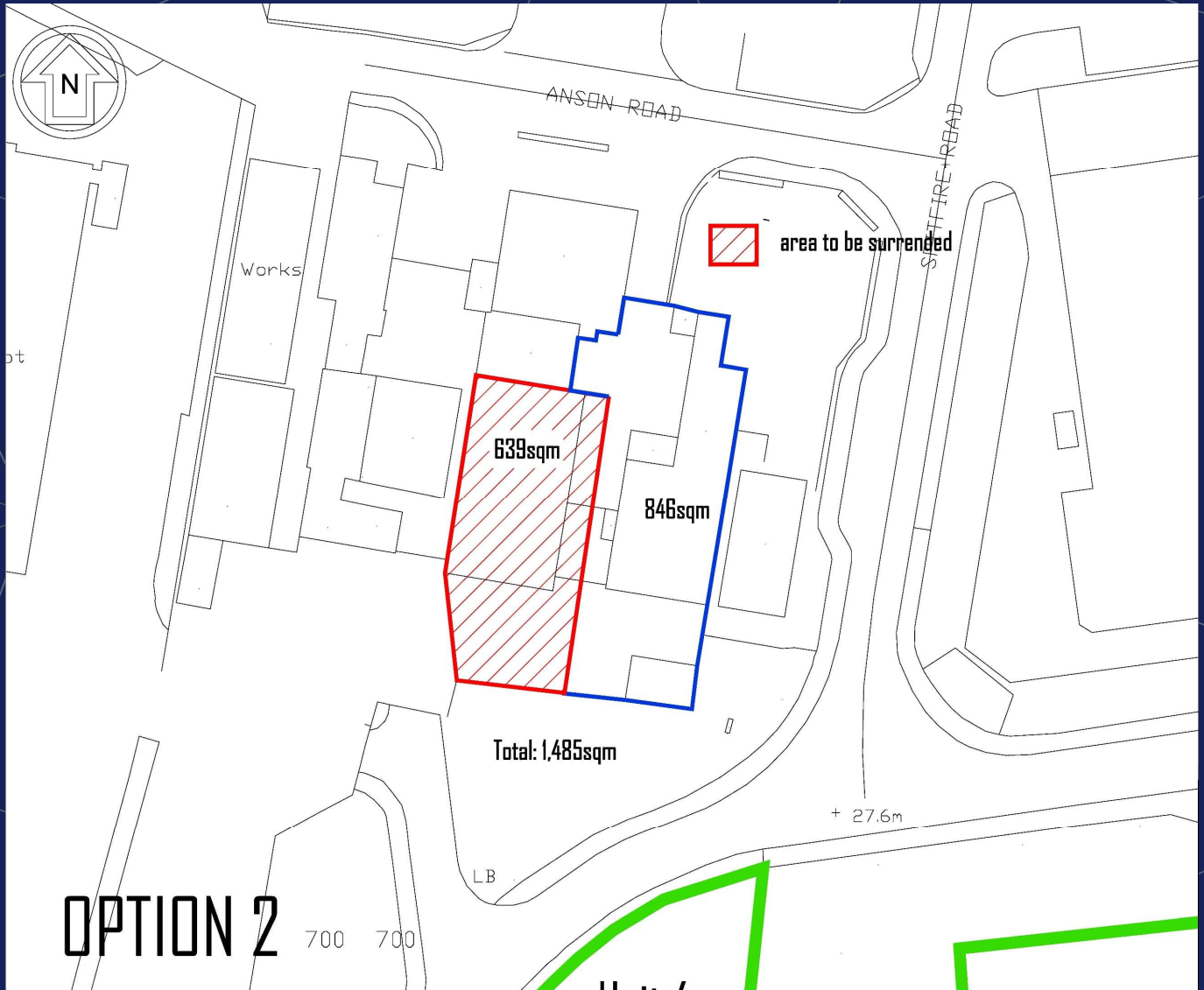
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The property is shown hatched red