



Location

The properties are located on William Frost Way at Longwater retail / business park approximately 6 miles west of Norwich city centre. Longwater is in close proximity to the A47 Southern Bypass which provides direct routes to the A11 and A140.

Facilities and retailers nearby include, Sainsburys Superstore, Boots, The Range, M&S Foodhall, Costa Coffee, Pizza Hut, KFC, Next Home, McDonalds, Starbucks, Greggs, Aldi and Bannatyne Health Club. Nearby occupiers also include, Longwater Gravel, Autoglass and Norfolk Canoes.

Description

The properties comprise three new build terraced warehouse units available individually or combined with the following specifications and features:

- Minimum eaves height of approx. 6.82m extending to 8.61m.
- Electric roller shutter door (4.24m x 5.69m)
- Concrete flooring
- Forecourt with parking
- WC facilities
- Translucent lighting panels

Accommodation

The properties have the following approximate gross internal floor areas:

Unit 1: 3,100 sq ft (287 sq m)

Unit 2: 3,100 sq ft (287 sq m)

Unit 3: 3,100 sq ft (287 sq m)

Total: 9,300 sq ft (862 sq m)

Tenure & Terms

The units are available by way of a new lease. The lease will be held on full repairing and insuring terms, for a term to be agreed. VAT will be charged at the prevailing rate.

Rent

Unit 1: £40,300 per annum exclusive

Unit 2: £40,300 per annum exclusive

Unit 3: £40,300 per annum exclusive

Rates

The units are yet to be assessed for business rates.

Planning & Uses

The permitted use falls within use class B8 or B2. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

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Roche Chartered Surveyors
 01603 756333 / 07796 262472
 samk@rochecs.co.uk

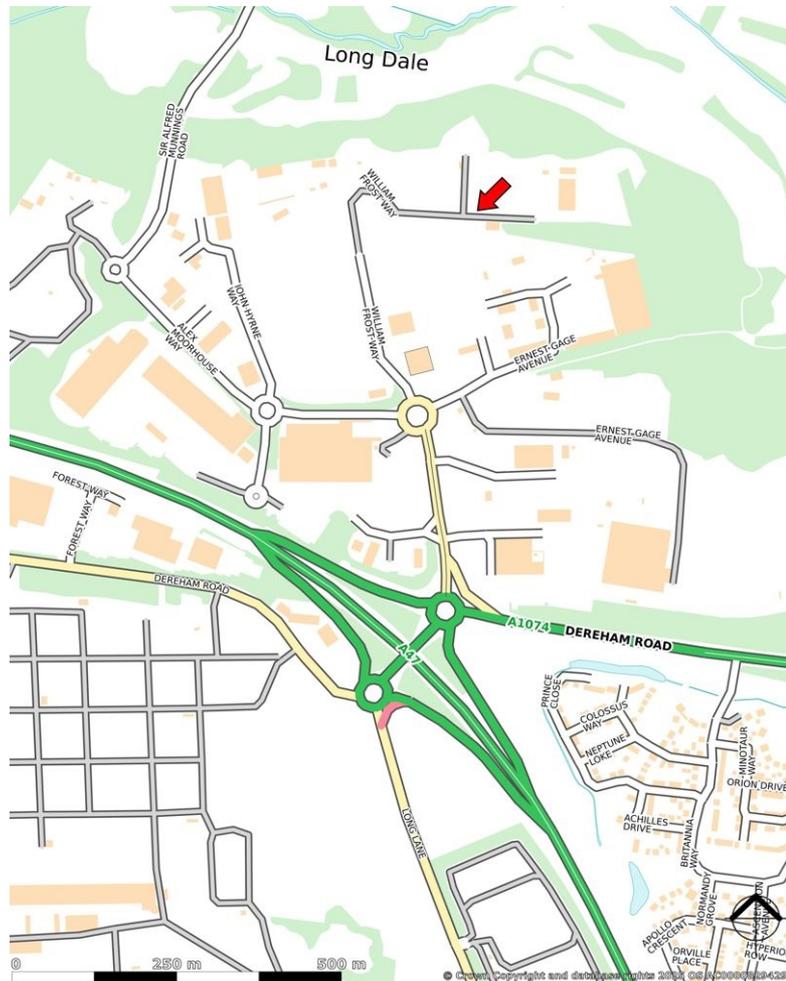
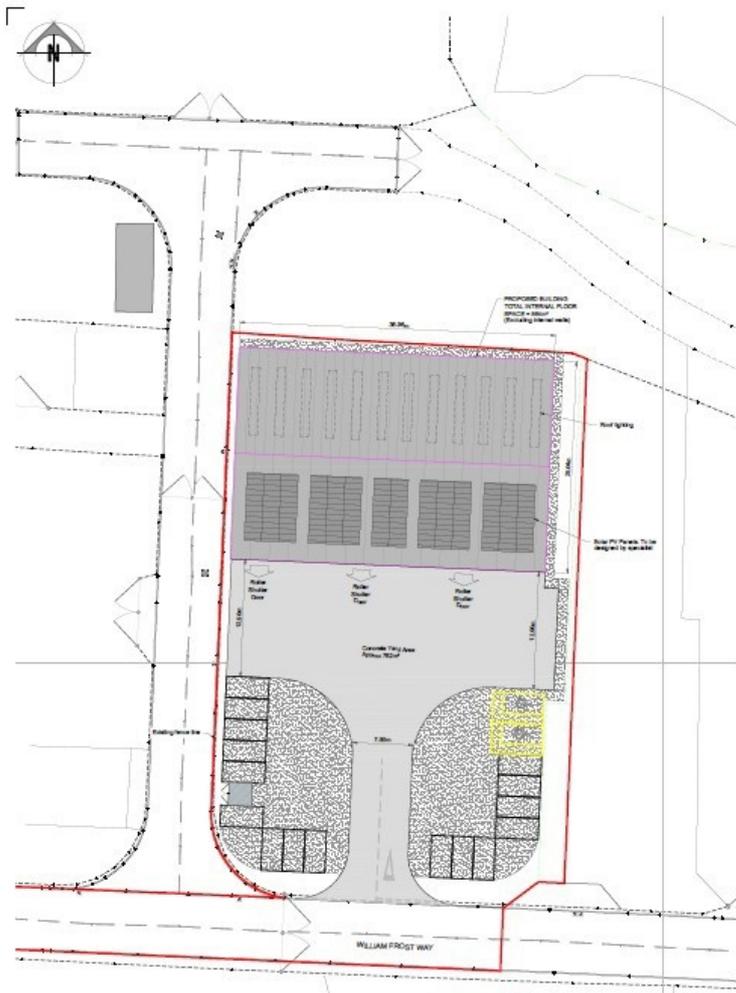
Legal Costs

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

Energy Performance Certificate

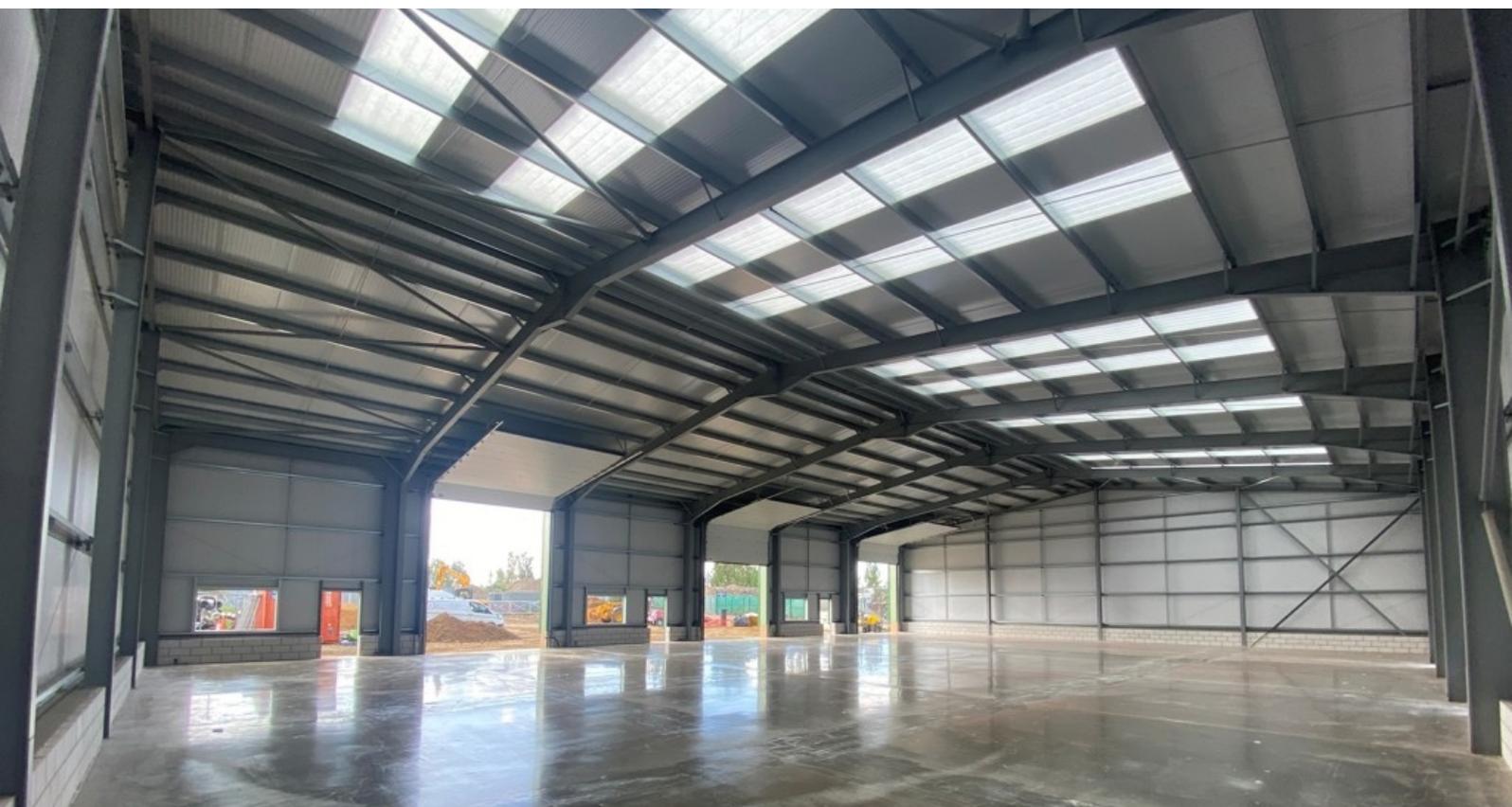
The units have an Energy Performance Asset Rating of (TBC). Full details are available from the letting agents.

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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



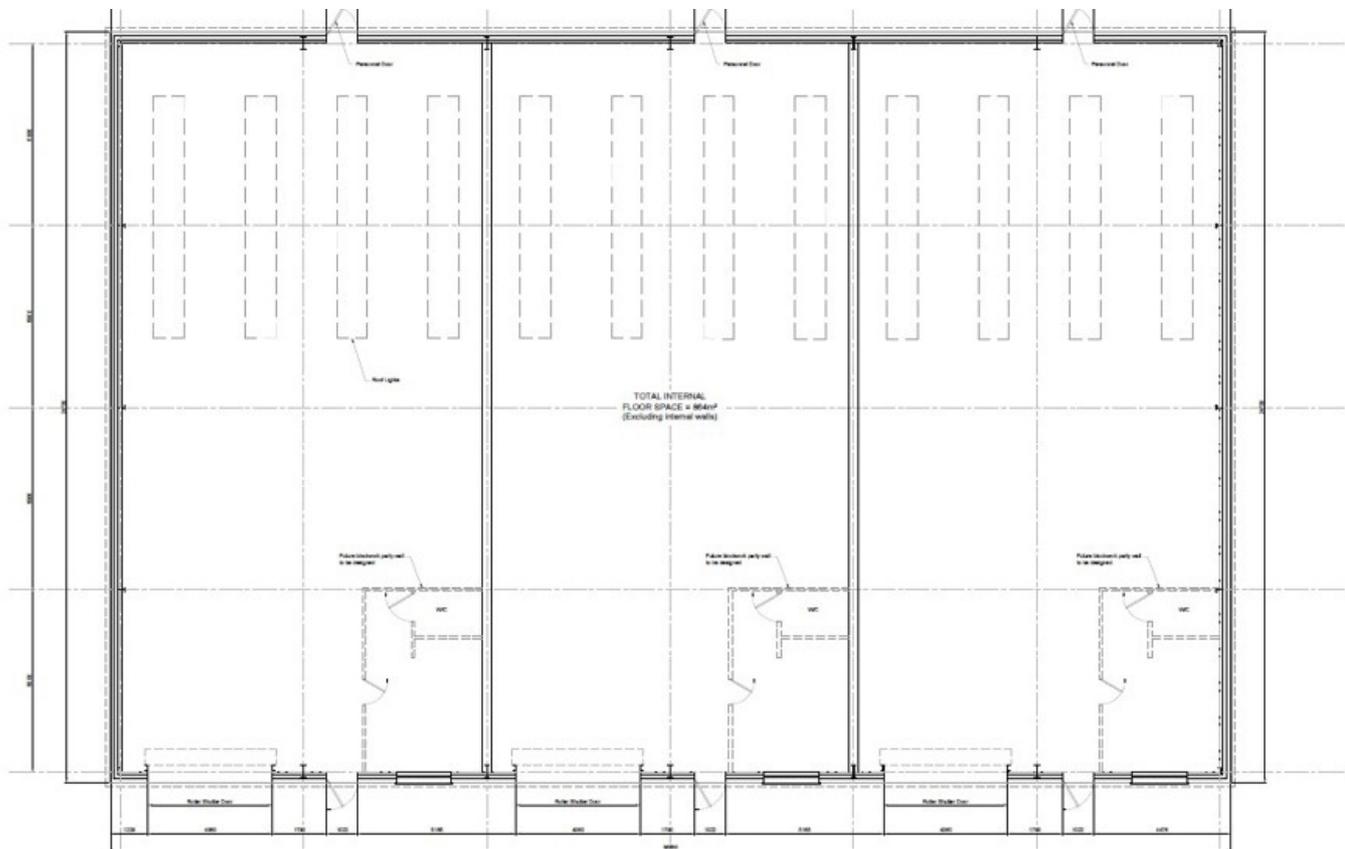
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- c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



South Elevation
Scale 1:100



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