



Trade counter warehouse
2,389 sq ft (222 sq m)

- Prominent position onto Barker Street
- Office, kitchen and WC facilities
- Immediately available
- Newly refurbished

**24 KINGSWAY, CITY TRADING ESTATE,
NORWICH, NR2 4UE**

TO LET

Location

Part of the City Trading Estate, which is located 1-mile north of Norwich city centre. It is a prominent edge of city centre location providing direct access onto the city's inner ring road (A147). Close by there are numerous national occupiers including CEF, Screwfix, Huws Gray as well as the likes of Go Outdoors and Halfords.

Description

The unit faces into Kingsway and backs directly onto Barker Street providing the tenants with excellent roadside prominence.

The property was constructed in the 1970's and is of steel portal frame construction with part brick/blockwork and part profiled steel-clad elevations under a single pitch insulated roof, incorporating roof lights.

The unit has a ground floor office, WCs & kitchen to the front elevation.

The underside ridge height is 7.4 m with perimeter eaves heights of 4.8 m. The roller shutter door has an approx. height of 4m. Externally the unit has 5 car parking spaces.

Accommodation

The unit provides a gross internal floor area of:

2,389 sq ft (221.94 sq m).

Terms

The unit is available leasehold on a new full repairing and insuring lease for a term to be agreed. Quoting rent on application.

Business Rates

According to the VOA website, the premises has a Rateable Value of £23,500

Business Use Class

The permitted use will be for any use falling within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987.

EPC

C70 valid until 27 February 2032.

Enquiries

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

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Warehouse



Office



Kitchen