



Location

The property is situated on Whiffler Road on the north-west side of Norwich, with access directly from the A140 outer ring road in an area of mainly industrial and warehouse uses with a mixture of other commercial uses. Nearby occupiers include Busseys Ford, Mercure Norwich, Duff Morgan, Euro Car Parts and Dulux.

Description

The property is currently undergoing refurbishment and comprises a modern mid terrace industrial premises of steel frame construction with the following specification and features:

- Minimum eaves height of 6.09m
- Maximum eaves height of 6.65m
- Male and Female WC facilities
- Ground and first floor offices
- Full height electric roller shutter door - 4.00m (W) x 4.65 (H)
- Gas supply
- Three phase electricity supply
- Forecourt with parking for 10 vehicles

Accommodation

The property has the following approximate gross internal floor areas:

Warehouse:	3,894 sq ft (361.7 sq m)
Ground floor offices and WC's:	586 sq ft (54.5 sq m)
First floor offices and kitchen:	648 sq ft (60.2 sq m)
Total:	5,128 sq ft (476.4 sq m)

Tenure & Terms

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

Rent

£46,200 per annum exclusive

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (86). A full copy of the certificate is available upon request.

Business Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is **£23,250**. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

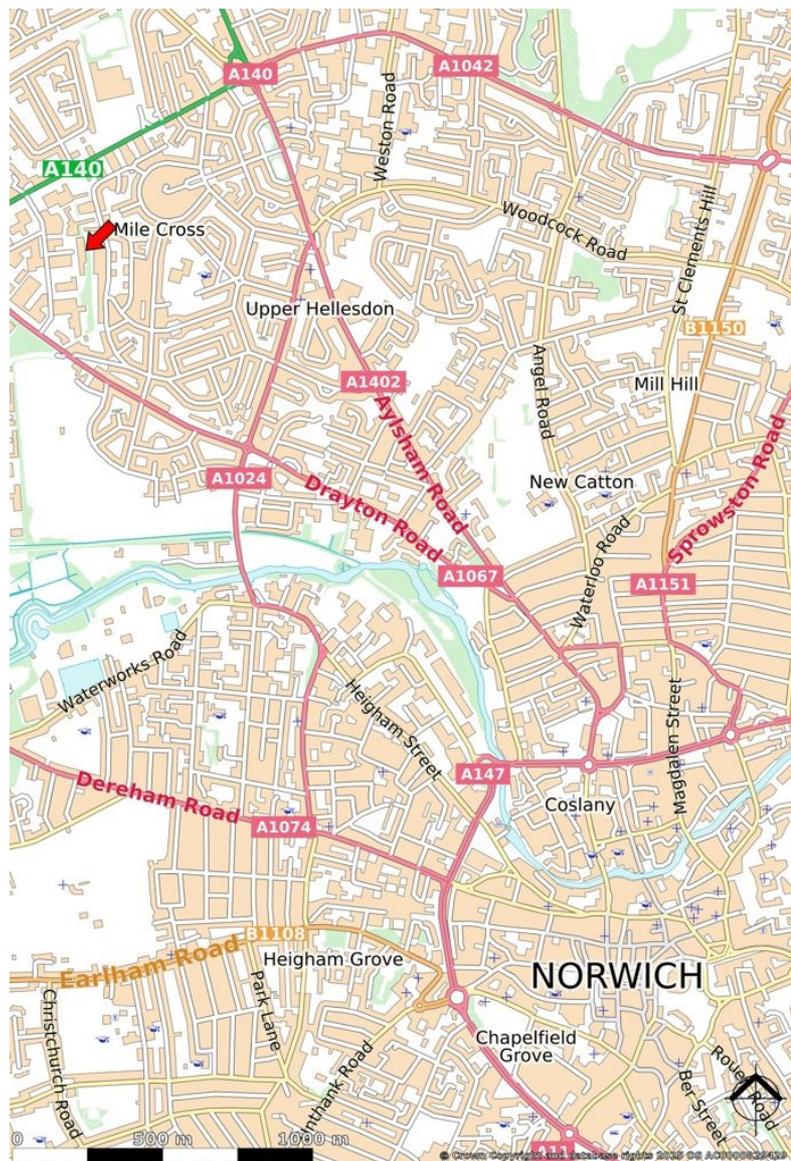
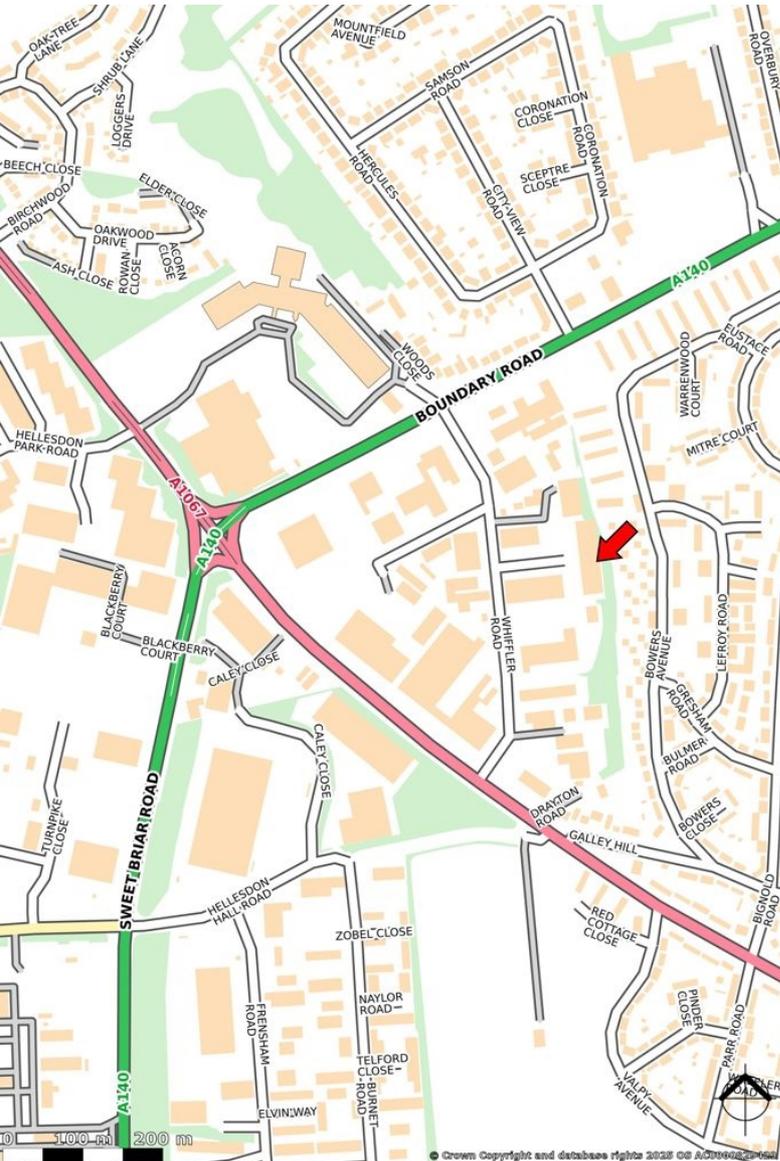
Viewings & Further Information

Ben Common
Roche Chartered Surveyors
 01603 756340 / 07917 762230
benc@rochecs.co.uk

Legal Costs

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

Chris Watkins
Roche Chartered Surveyors
 01603 756336 / 07742 960315
chrisw@rochecs.co.uk



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



IMPORTANT NOTICE

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