



Location

The property is located on Europa Way, which is approximately 1 mile southeast of Norwich city centre and in close proximity to the outer ring road, the Trowse bypass and the main A47 trunk road.

Europa Way is a popular commercial location with other occupiers in the vicinity including Travis Perkins and Ben Burgess. The location provides good access to the city, the A47 and main road network.

Description

The property comprises a detached, self-contained, high-bay warehouse with the following features and specification:

- Minimum eaves height of c. 9.2m
- Extended and re-roofed in 2015
- Secure concrete forecourt/yard area
- Roller shutter and dock-level loading doors
- Excellent access to Norwich and A47

Accommodation

The property provides mostly open-plan, high bay warehouse accommodation with front, two-storey office block and secure forecourt/yard area. The building has the following approximate gross internal floor areas:

Main warehouse: 28,896 sq ft (2,684.5 sq m)
Office block: 1,525 sq ft (141.6 sq m)
Mezzanine storage: 925 sq ft (86.0 sq m)

Total: 31,346 sq ft (2,912.1 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

£275,000 Per annum exclusive

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (73). A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £188,000. This is not the annual rates payable.

Planning & Uses

We understand the current use falls within use class B8 (storage and distribution). 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

Graham Jones
Roche Chartered Surveyors
 01603 756338 / 07496 164609
grahamj@rochechs.co.uk

Legal Costs

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

Ben Common
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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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