



13 - 17 HURRICANE WAY, NORWICH AIRPORT INDUSTRIAL ESTATE, NORWICH NR6 6EW

**TO LET | STORAGE LAND
1.06 ACRE (0.43 HA)**

- Established commercial location to the north of the City
- Small office of 556 sq ft
- Easy access to the outer ring road and A1270
- Close to Norwich Airport



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LOCATION

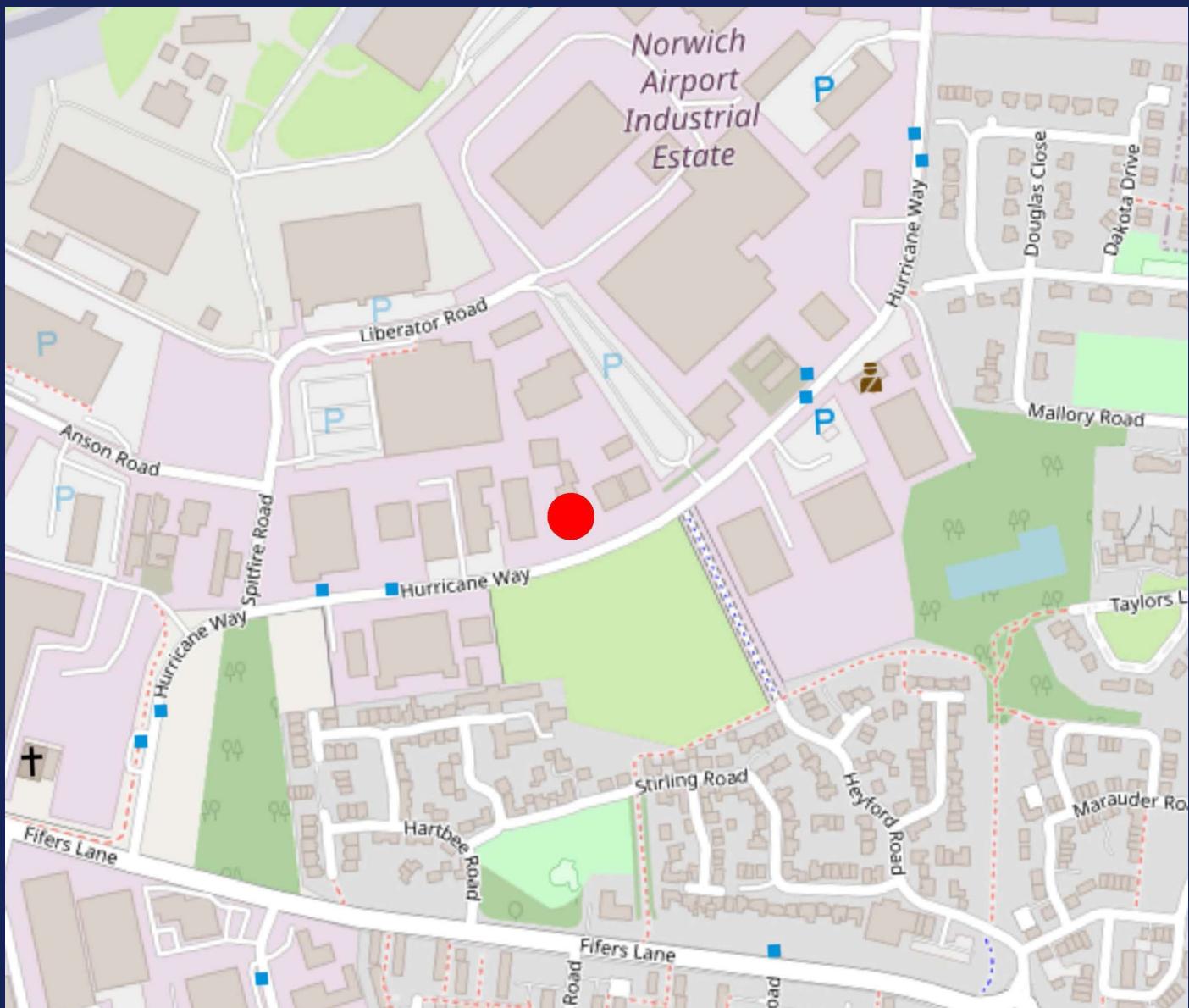
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The site is situated on the northern side of Hurricane Way approximately $\frac{1}{4}$ mile from the Fifers Lane junction.

The Norwich Airport Industrial Estate is located $3\frac{1}{2}$ 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 estate is one of Norwich's most established business locations. Occupiers include Anglian Windows, Fluke Calibration, Enterprise Vehicle Hire and Lotus Cars.

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.





SUMMARY

Description

The property will provide an area of secure hardstanding, along with a small office at the entrance off Hurricane Way.

Accommodation

Office 556 sq ft (54 sq m)

The site area is **1.06 acre (0.43 ha)**.

Additional information

Terms

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

The quoting rent is **£50,000 pa**.

Business Rates

According to the business rates section of the gov.uk website, the property has a rateable value of £33,000.

Legal Costs

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

Postcode

NR6 6EW

Further Information

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

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