



Location

Aylsham Road is a major arterial road, with the property being approximately 1.5 miles north of the Norwich City Centre. There is a range of commercial and retail occupiers in close proximity, including: **Lidl, Pure Gym, ATS and Tesco.**

Description

The property has a site area of 1.3 acres along with workshop and office accommodation. At the entrance to the premises is a security hut, which leads to a substantial parking and display area. In the centre of the site is an office facility which with open plan accommodation and meeting rooms, which leads to a workshop/preparation area. To the rear of the workshop is an additional parking area.

- Substantial secure yard area
- Prominent location on Aylsham Road
- Office with comfort cooling
- Refurbished workshop

Accommodation

Description	Size	
Warehouse	339 sq m	3653 sq ft
Restroom and WC facilities	48 sq m	515 sq ft
Office accommodation	131 sq m	1410 sq ft
Total	518 sq m	5578 sq ft

Tenure & Terms

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

Rent

£100,000 Per annum exclusive

Energy Performance Certificate

The property has an Energy Performance Asset Rating of C.

Rates

The Valuation Office Agency website indicates that as from April 2026 the Rateable Value is £98,000. 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/correctyourbusinessrates which includes a rates payable calculator.

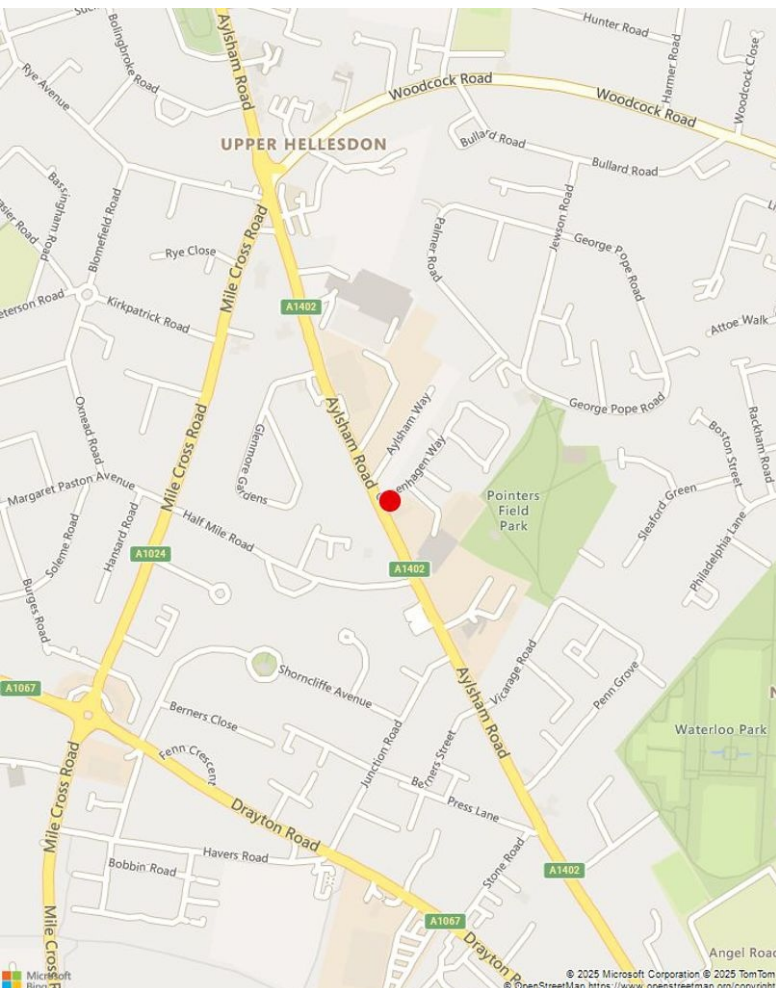
Viewings & Further Information

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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



IMPORTANT NOTICE

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- a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 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



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