



Location

The site is situated on the northern side of Hurricane Way approximately ¼ mile from the Fifers Lane junction. Norwich Airport Industrial Estate is located 3½ 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.

Description

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

- Storage Land totalling 1.06 acres
- Small office of 556 sq ft
- Established commercial location to the north of the city
- Easy access to the outer ring road and A1270
- Close to Norwich Airport

Accommodation

The property has the following floor areas:

Office 556 sq ft (54 sq m)

The site area is 1.06 acre (0.43 ha)

Tenure & Terms

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

Rent

£50,000 per annum exclusive

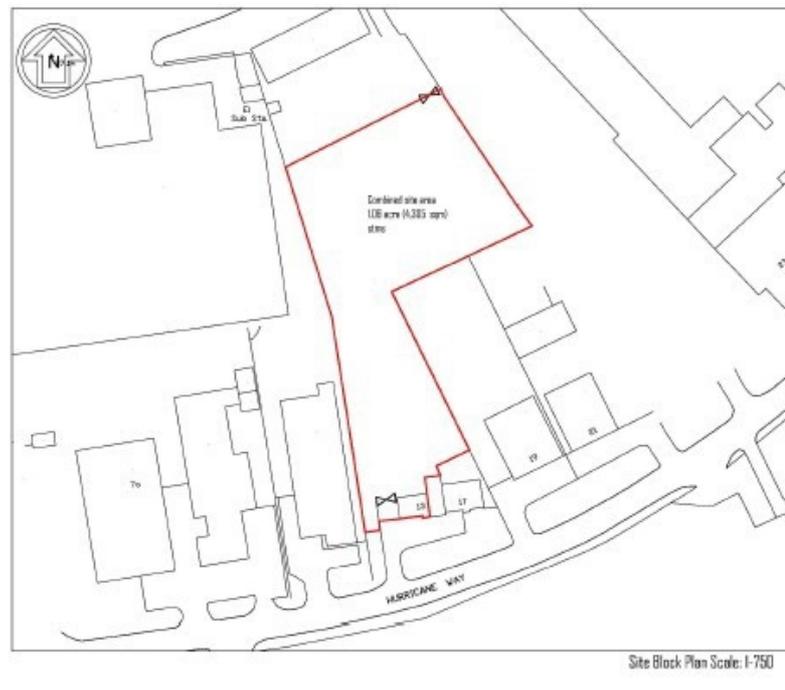
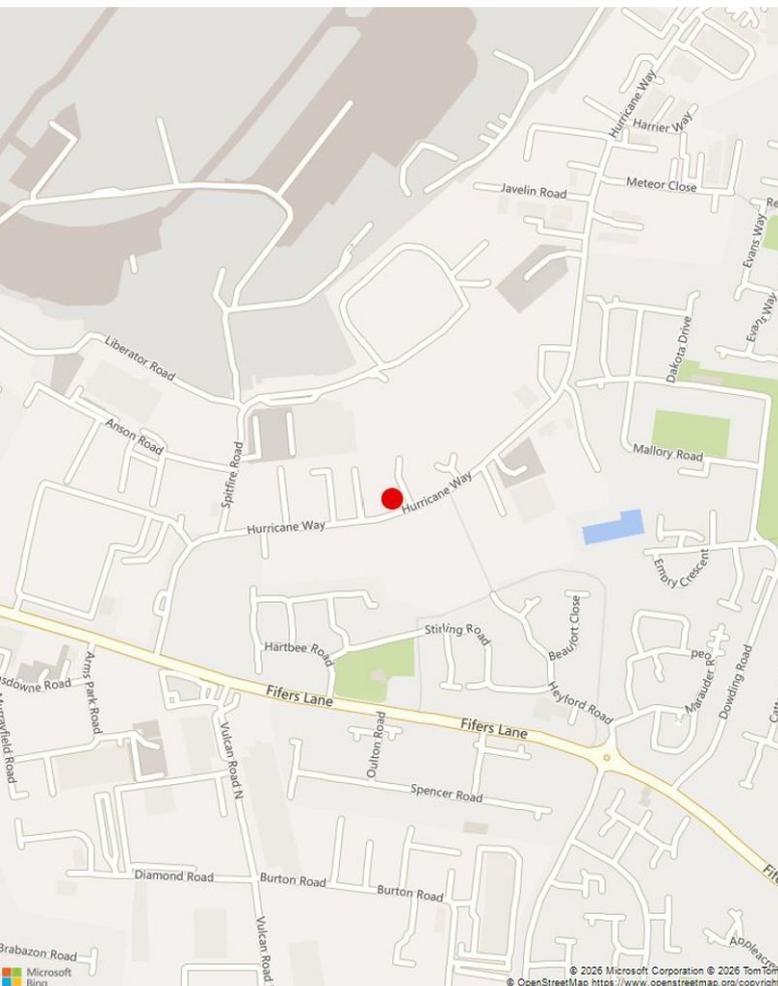
Rates

The Valuation Office Agency website indicates that as from April 2026 the Rateable Value is **£33,000**. 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

Sam Kingston
Roche Chartered Surveyors
 01603 756333 / 07796 262472
samk@rochecs.co.uk
Will Jones
Bidwells
 01603 229321 / 07899 061892
william.jones@bidwells.co.uk

Ben Common
Roche Chartered Surveyors
 01603 756340 / 07917 762230
benc@rochecs.co.uk
Chris Squirrell
Bidwells
 01603 229323 / 07887 830124
chris.squirrell@bidwells.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