



## **UNIT C2 – C4 EASTERN COURT, ERNEST GAGE AVENUE, NEW COSTESSEY, NORWICH NR5 0JU**

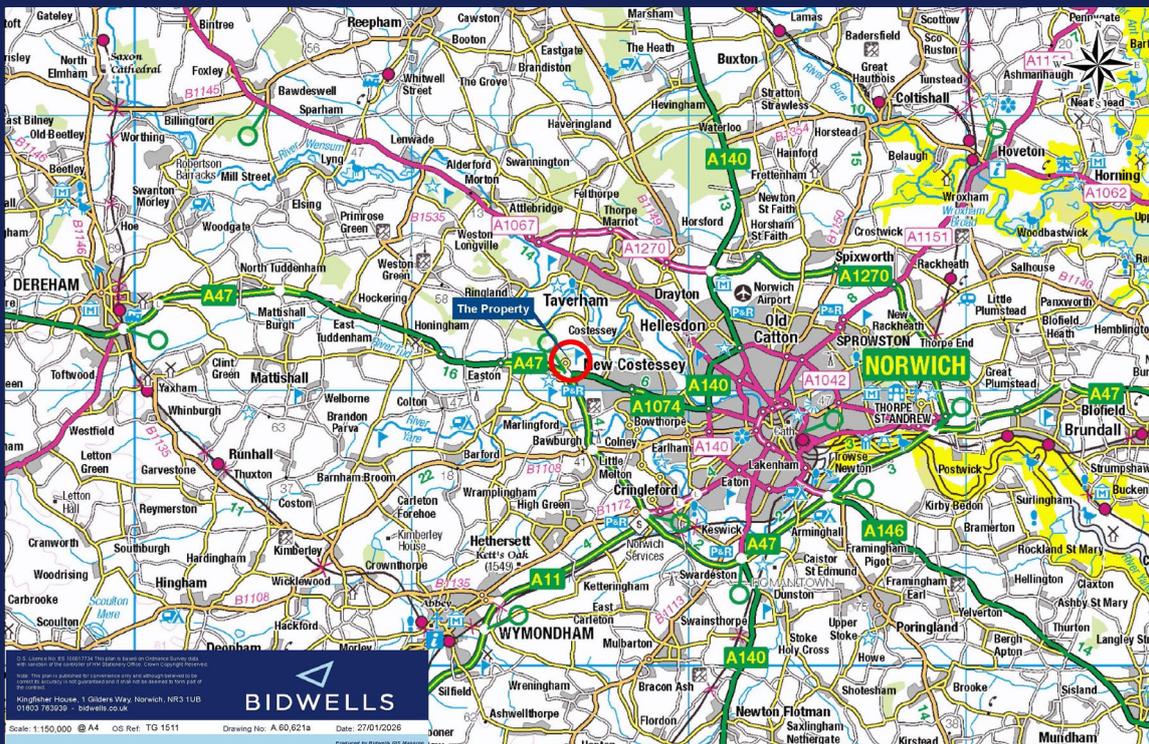
**TO LET | MODERN WAREHOUSE / LIGHT INDUSTRIAL UNIT  
6,508 SQ FT (605 SQ M)**

- High quality modern unit
- Easy access to A47 southern bypass
- 3-phase power
- Adjacent to Longwater Retail Park with numerous amenities
- 13 parking spaces

# LOCATION

The property is located in the heart of the Longwater Employment area, situated on the western outskirts Norwich. Longwater has developed as a business and employment area over the last 15 years and is home to a Sainsbury's superstore, McDonalds, Starbucks, The Range and Ford & Slater as well as a variety of other local and national occupiers.

Eastern Court is an attractive courtyard development of business units with other occupiers who include Norfolk Canoes, Morelli Group and E-Med.



## SUMMARY

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### Description

The property consists of three interconnected units, each benefitting from a loading door and 3-phase power. Units C3 and C4 each have an open-plan office with trade counter, as well as male and female toilets. The minimum eaves height is 5.3m to the haunch.

Externally, the forecourt provides parking for 13 cars, plus loading space.

### Accommodation

The property provides the following approximate gross internal floor area:

Ground floor	6,508 sq ft (605 sq m)
<b>Total</b>	<b>6,508 sq ft (605 sq m)</b>

### Additional information

#### Terms

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

The quoting rent is **£58,275 per annum**.

#### Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Warehouse and premises

Rateable Value: £44,500

Rates Payable 2026/2027: £19,224

### Legal Costs

The ingoing tenant will be responsible for both parties reasonably incurred legal fees.

### VAT

Our client reserves the right to charge VAT in line with current legislation.

### EPC

The property has an EPC rating of C.

### Viewing and Further Information

Strictly by appointment with the joint sole agents:

#### Will Jones

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# GALLERY

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