



Location

Javelin Road is located off Hurricane Way, the main spine road on Norwich Airport Industrial Estate, an established 92-acre industrial estate, which is situated approximately 2.7 miles north of the City centre. The Estates are well located being close to the A140, which connects directly with Norwich's outer ring road and the city centre, and the new Northern Distributor Road.

Nearby occupiers include **Anglian Home Improvements, KLM UK** and **Lotus**.

Description

The property comprises a terraced industrial / warehouse unit of concrete frame construction with brick and profile sheet cladding. The unit has the following specification and features:

- Forecourt parking
- Front roller shutter door
- Ground floor WC's
- Minimum eaves height of approx 4.91 meters
- Three phase electricity supply

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.

Accommodation

The unit provides industrial/warehouse accommodation with a gross internal floor area of **2,286 sq ft (212.3 sq m)**. In addition there is a forecourt to the front of the property.

Tenure & Terms

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

A sale of the long leasehold interest may also be considered. Further details available on request.

Price / Rent

On application.

Anti Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

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

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is **£11,500**. 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/correct-your-business-rates which includes a rates payable calculator.

Viewings & Further Information

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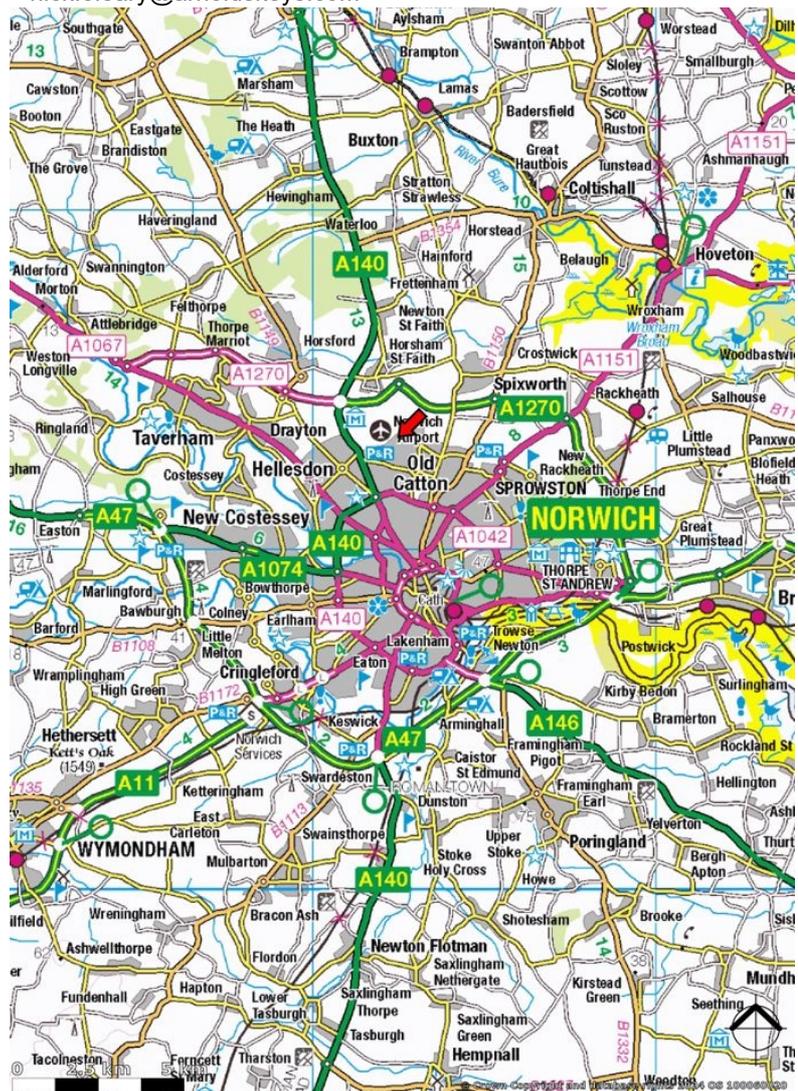
Service Charge

There is an estate service charge. Further details available on application.

Legal Costs

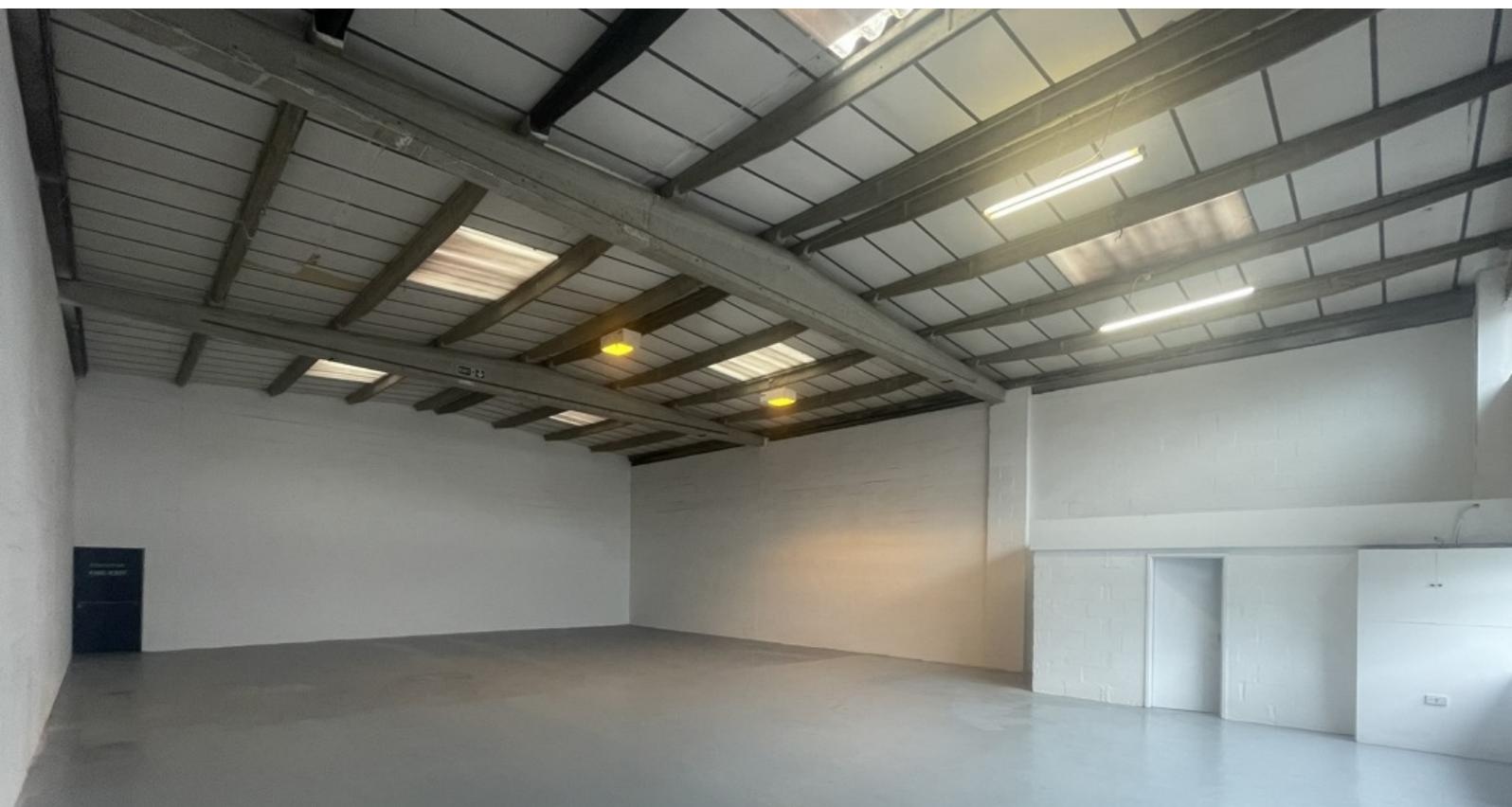
Each party is to be responsible for their own legal costs incurred in the transaction.

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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.

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