



**5 & 7 LANSDOWNE ROAD, UNION PARK, NORWICH
NR6 6NF**

**TO LET | MODERN WAREHOUSE / INDUSTRIAL UNIT
13,278 SQ FT (1,233 SQ M)**

- Established location on the north side of the city
- Easy access to A140 and outer ring road
- Good-sized yard, part of which is fenced
- 6.18 m eaves height

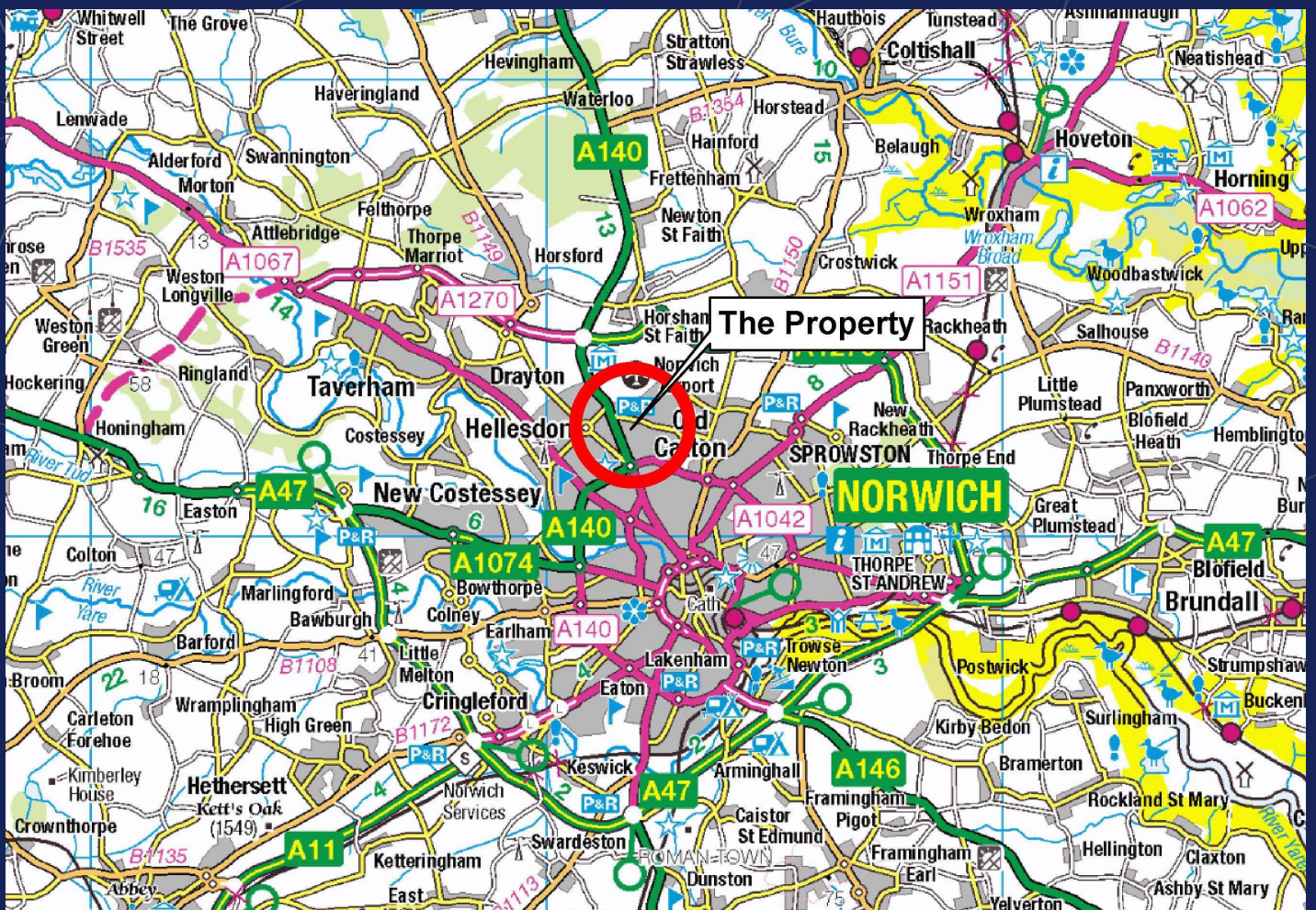
LOCATION

Union Park is an established commercial location situated 3 miles to the north of the city centre and close to Norwich Airport.

The A1042 outer ring road is just over ½ mile to the south, with the A140 providing a road link to the A1270 Northern Distributor Road 1½ miles to the north.

There is a communal car parking area just to the west of the property and other occupiers on the estate include Quentor, Page Bros and Euroframe.

At the main entrance to the estate is a Greggs and other amenities close by include, a Premier Inn Hotel, McDonalds and a Tesco Express at the junction of Fifers Lane and Cromer Road.



SUMMARY

Description

The property comprises a warehouse/industrial unit across four bays of steel portal frame construction, with brick and metal clad elevations.

The main warehouse area is accessed via two roller shutter loading doors under a pitched roof with concrete floor and an eaves height of 6.18 metres.

There is an office pod at the front with male and female WCs. Within the unit, there is a mezzanine and trade counter area (behind a third loading door) which could be removed to suit occupiers specific requirements.

Externally, there is a good size yard including a fenced and gated area for secure external storage.

Accommodation

The gross internal floor area is as follows:

Warehouse	-	12,828 sq ft	(1,191 sq m)
Office/ancillary	-	450 sq ft	(42 sq m)
Total	-	13,278 sq ft	(1,223 sq m)

The trade counter is 825 sq ft and the mezzanine is 1,820 sq ft.

Additional information

Terms

The property is currently held on a lease to expire on 27 February 2029. A new lease may be available direct from the Landlord.

For further information, including the rent passing, please contact the sole agents.

Business Rates

According to the business rates section of the gov.uk website, the property has a Rateable Value of £80,500.

For further information regarding the current multiplier, please contact the sole agents.

Energy Performance Certificate

The property has an energy rating of 98, which falls within band D. A copy of the EPC is available upon request.

Enquiries

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