



4-6 Murrayfield Road

Fifers Lane, Norwich, NR6 6NQ

Industrial / Warehouse / Trade Counter Unit

8,296 sq ft
(770.72 sq m)

- 5.95 eaves
- 2 loading doors
- Clear span warehouse
- Ancillary offices & WC
- Established business location
- Close to A140 and Norwich Airport

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Summary

Available Size	8,296 sq ft
Business Rates	N/A
Service Charge	On application
EPC Rating	D (94)

Description

The property comprises a mid terrace unit of steel portal frame construction, with brick and metal clad elevation under pitched roofs. The unit has a clear span warehouse with 5.95 metre eaves, ancillary office, WC facilities and parking.

Location

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

The A1042 outer ring road is just over 0.5 mile to the south, with the A140 providing a road link to the A1270 Northern Distributor Road 1.5 miles to the north.

Norwich Airport is within a short drive.

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

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground - Warehouse	6,635	616.41
Ground - Office	1,661	154.31
Total	8,296	770.72

Viewings

Strictly by appointment via the sole joint agents.

Terms

Available by way of an assignment/ sub-lease of the existing lease or a new lease directly with the Landlord.

Anti Money Laundering

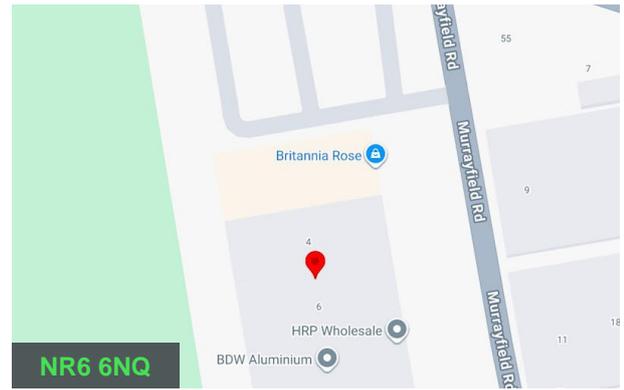
To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.

Joint Agents

Bidwells

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Viewing & Further Information



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