



Unit B3, Rhombus Business Park, Sapphire Way, Norwich, NR6 6NN
To Let | Warehouse, Industrial
3,922 sq ft (364.37 sq m)

Summary

Description

Unit B3 is an attractive, profile sheet clad, well-maintained warehouse unit with full height loading door and personnel entrance as well as a customer entrance, which leads into a reception with customer WC facilities. The ground floor also has a kitchen, stairs to the first floor, workshop/offices and an insulated and soundproofed room below a mezzanine at the rear. There are further stairs to the first floor, which has 3 principal offices and the aforementioned mezzanine. The lowest eaves are approximately 5.32 m, the unit has 100AMP 2 phase power and a gas connection. Externally there is a yard with parking for circa 6 cars.

Specification Includes

- Generous forecourt and parking
- Ground and first floor offices
- Recently refurbished
- Immediately available directly from the landlord

Additional Information

Business rates

Rateable Value: £22,500

Rates Payable: £9,720 per annum

Services

n/a

Postcode

NR6 6NN

Terms

The property is offered by way of a new full repairing and insuring lease for a length of term to be agreed. Rent on application.

Legal Costs

Each party to bear their own costs

Value added tax

Applicable

EPC

Available upon request

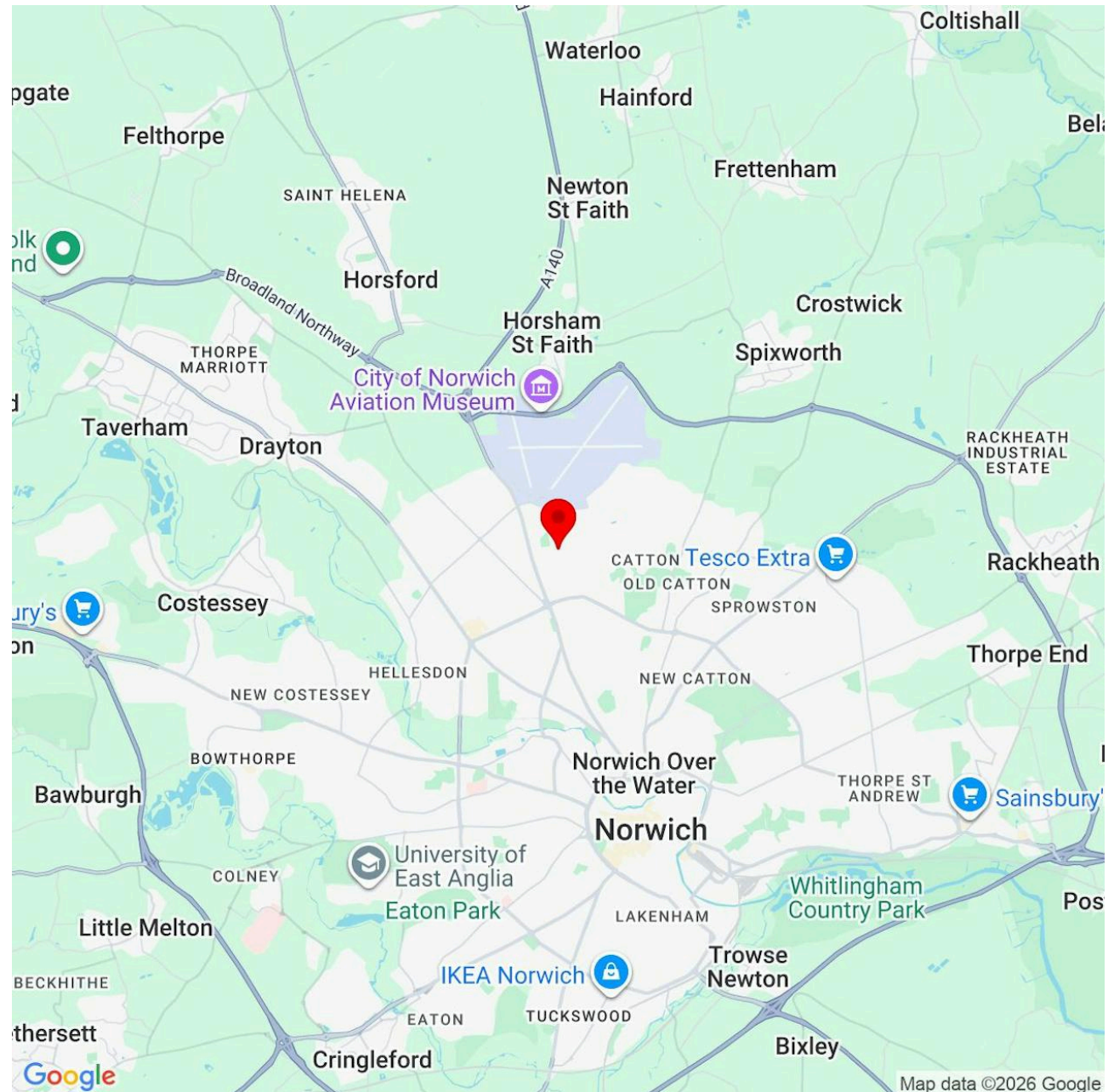


Location

Rhombus Business Park is on Sapphire Way, which is accessed via Diamond Road and Vulcan Road North.

This is to the north side of Norwich and close to the Norwich Airport Industrial Estate.

Other occupiers include John Clayden, Sunflex UK and Poly Solutions.



Accommodation

The accommodation comprises the following areas:

Description	Sq ft	Sq m	Availability
Ground - Warehouse/reception/workshop	2,924	271.65	Available
1st - Offices/workshops	998	92.72	Available
Mezzanine - Mezzanine	238	22.11	Available
Total	4,160	386.48	



Gallery



Gallery



Get in touch with our experts



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