



Location

The property is located on the Airport Industrial Estate, on the north side of Norwich and within a short drive of the A1270 Broadland Northway. Anson Road is situated close to the entrance to the estate, with nearby occupiers including **Northgate Vehicle Hire, Lotus Cars and Booker Cash & Carry. The Aviation Academy** is opposite.

Amenities close by include Greggs and a Tesco Express & Premier Inn at the junction of Fifers Lane and Cromer Road.

Description

The property comprises a former vehicle workshop, with open storage on a good-sized fenced site. At the main entrance off Anson Road, the office and adjacent terrace of units has now been let to The Health Transportation Group.

The workshop is of steel portal frame construction with a loading door. Electricity and water are not provided, so it provides basic storage. The remaining area is hardstanding suitable for external storage purposes.

The property benefits from:

- Secure Site for Open Storage with Workshop
- Popular location on established estate close to Norwich Airport
- Easy access to A1270 Broadland Northway and Outer Ring Road

Accommodation

The unit provides the below gross internal floor areas:

Two-storey offices LET
 Adjoining terrace LET
 Vehicle workshop **2,830 sq ft (263 sq m)**

The site area is approximately **0.59 acre (0.24 ha)**.

Tenure & Terms

A new full repairing and insuring lease is available for a term to be agreed.

Rent

On application.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of (TBC). A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is TBC. 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

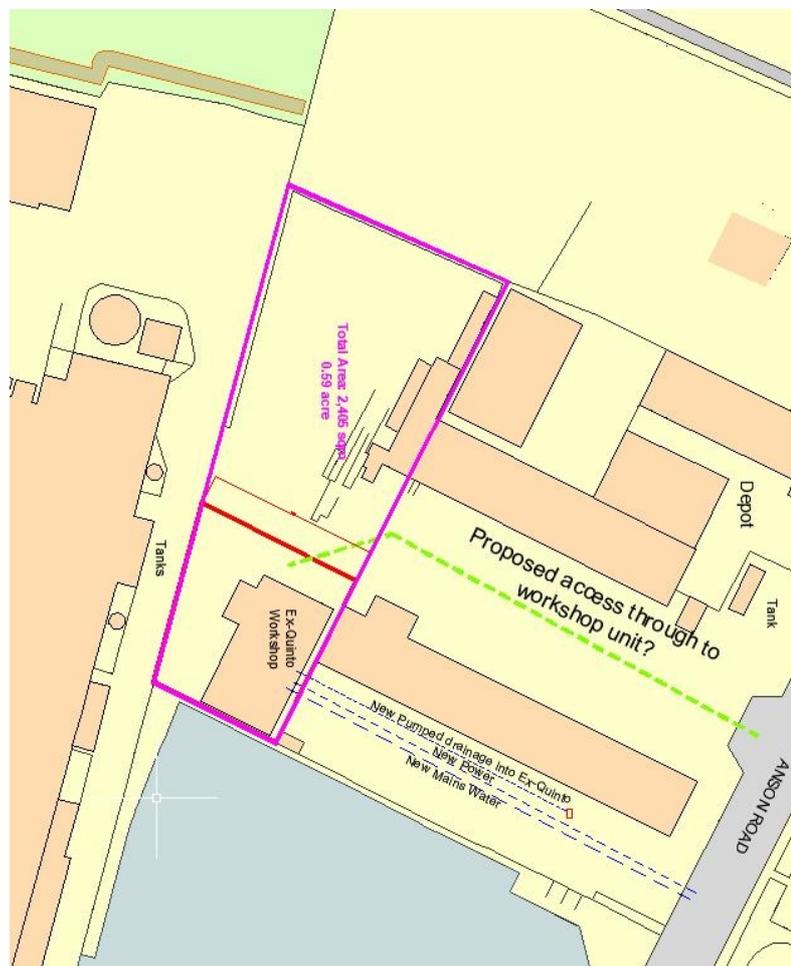
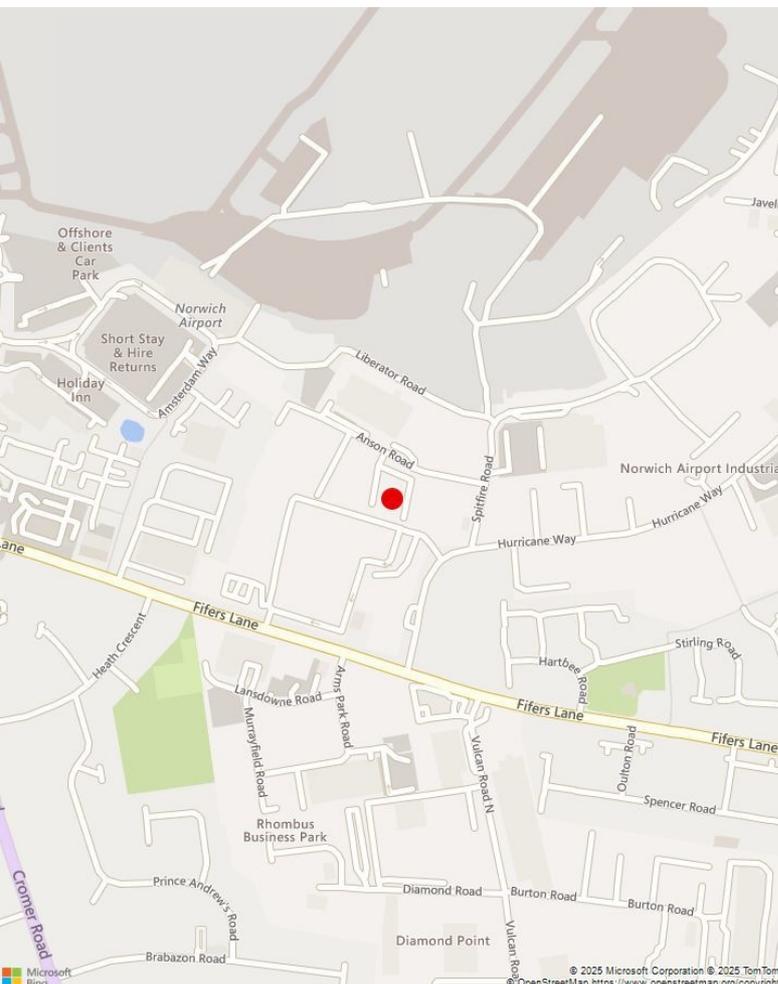
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Legal Costs

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

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