



11 HURRICANE WAY, NORWICH, NR6 6EZ

**TO LET | DETACHED INDUSTRIAL / WAREHOUSE UNIT
TO BE REFURBISHED**

7,771 SQ FT (722 SQ M) ON A SITE OF 0.49 ACRES

- Easy access to both the A1270 (Northern Distributor Road) and the Outer Ring Road
- Detached unit with office block
- Front parking and a rear yard of circa 0.12 acre

LOCATION

The property is situated on the north side of Hurricane Way, a short drive from the entrance to the Estate, at its junction with Fifers Lane.

Nearby occupiers include Trott Rentals, Booker Cash & Carry, Lotus Cars and a Greggs food outlet.



SUMMARY

Description

The property comprises a detached warehouse/workshop, with ground & first floor offices, WCs and kitchen, parking and a rear yard of circa 0.12 acres.

The unit is of steel portal frame construction under a double pitched roof with rooflights and brick exterior walling. The lowest eaves height is 3.39m.

There are 3 roller shutter door entrances, 1 front behind a glazed entrance which provides a trader counter. 2 further doors into the aamin and rear warehouse areas which have a floor level difference of 0.39m.

A comprehensive refurbishment will shortly be undertaken.

Accommodation

The unit provides the following gross internal floor areas:

	Sq M	Sq Ft
Warehouse	633.51	6,819
GF Office	29.28	315
FF Office Front	29.35	316
FF Office Rear	29.79	321
Total	721.94	7,771
GF	662.76	7,134
FF	59.18	637

Additional information

Terms

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

Rateable Value

According to the Valuation Office Agency, the Rateablve Value is £36,000.

EPC

An updated EPC will be undertaken post refurbishment.

Further Information

For further information, or to arrange a viewing, please contact:

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October 2026

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GALLERY

