



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 3 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

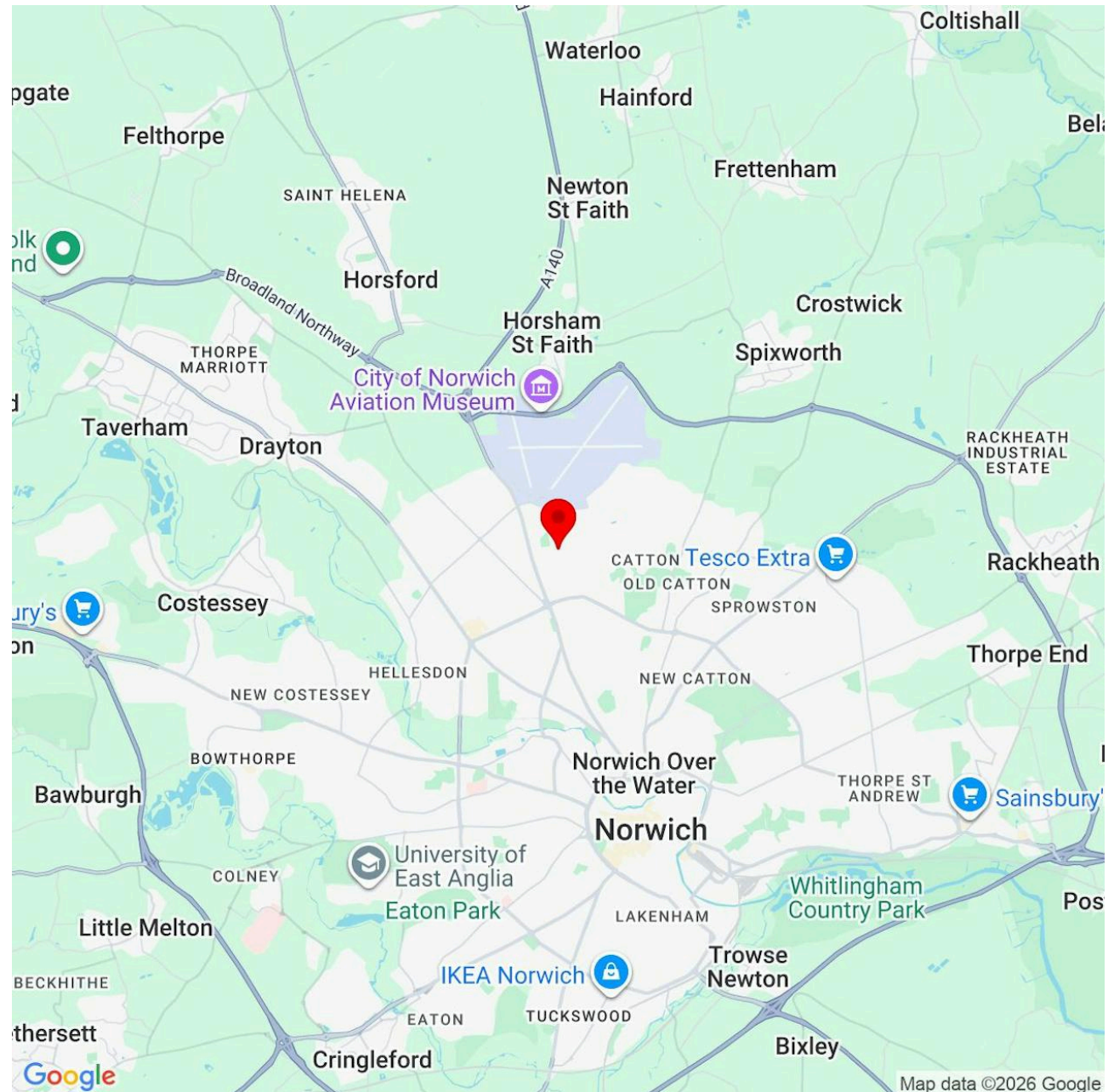


# Location

**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
<b>Total</b>	<b>4,160</b>	<b>386.48</b>	



# Gallery



# Gallery



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## Get in touch with our experts



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