



Location

The site is situated approximately halfway along Hurricane Way on the western side opposite the Norwich North police station. The Norwich Airport Industrial Estate is located 3½ miles north of the city centre. The A140 is within a short drive, providing easy access to both the outer ring road and the A1270 Northern Distributor Road.

The estate is one of Norwich's most established business locations. Occupiers include Anglian Windows, Fluke Calibration, Enterprise Vehicle Hire and Lotus Cars. Amenities close by include a Premier Inn hotel, a McDonalds drive through, Greggs and a Tesco Express at the junction of Fifers Lane and Cromer Road.

Description

The property provides mostly hardstanding land along with a warehouse and site office. There are two entrances off Hurricane Way and fencing around the boundary of the site.

- Storage Land
- 1.26 acre site
- Established commercial location to the north of the city
- Site office and warehouse
- Easy access to the outer ring road and A1270
- Close to Norwich Airport
- Two site entrances off Hurricane Way

Accommodation

The property has the following floor areas:

The total site area is 1.26 acres (0.5 ha).

Site office 1,273 sq ft (118 sq m)
Warehouse 2,745 sq ft (255 sq m)

Total 4,018 sq ft (373 sq m)

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£80,000 per annum exclusive

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Business Rates

The Valuation Office Agency website indicates that as from April 2026 the Rateable Value is **£23,250**. 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.

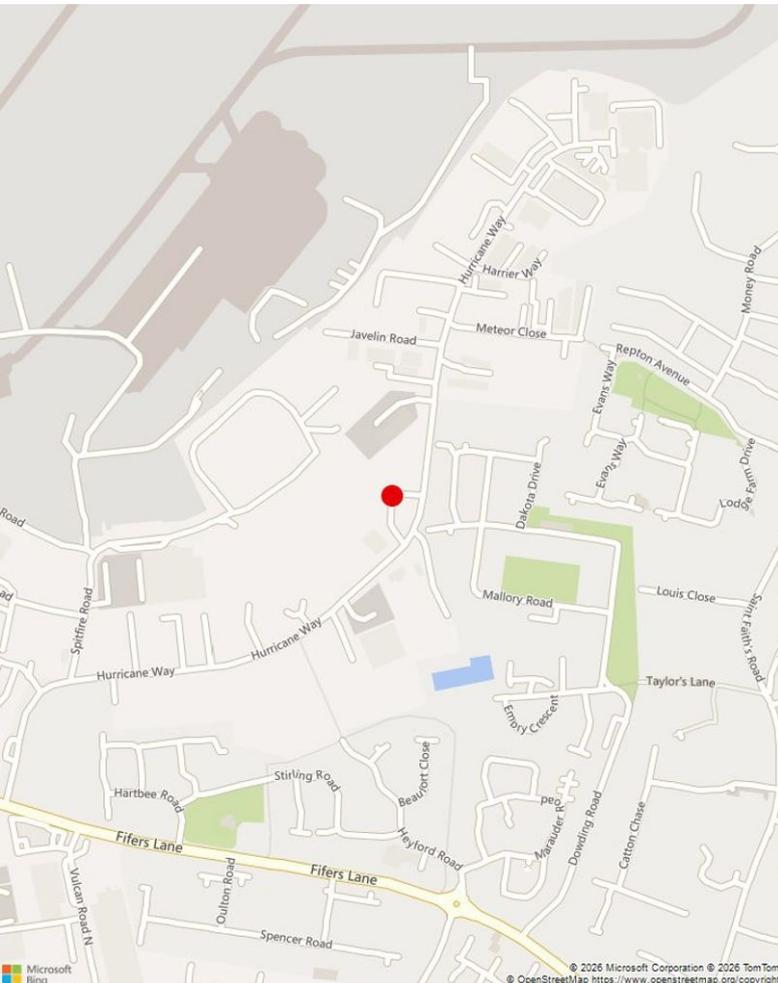
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