

ROCHE

11 Hurricane Way, Norwich, NR6 6EZ

Industrial, Office, Warehouse To Let | Rent on application | 7,771 sq ft

Warehouse / Office To Let, Norwich







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.

The unit benefits from easy access to both the A1270 (Northern Distributor Road) and the Outer Ring Road.

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

Description

The property comprises a fully refurbished 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 (New) 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 main and rear warehouse areas which have a floor level difference of 0.39m.

Key Points

- Detached unit with office block
- Front parking and a rear yard of circa 0.12 acre
- Led lighting
- 3-phase power supply
- Fully refurbished
- air conditioned office accomodation

Terms

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

EPC

An updated EPC will be undertaken post refurbishment.

Summary

- Rent: Rent on application
- Business rates: The HMRC website indicates that the rateable value from the 1st April 2026 is £47,500. This is not the rates payable.
- Legal fees: Each party to bear their own costs

Further information

- View details on our website

Contact & Viewings

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