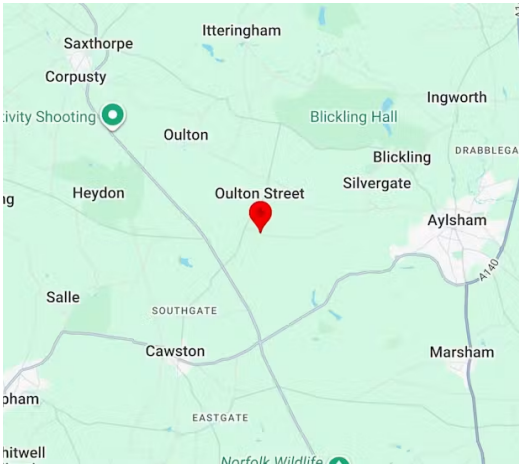




ROCHE

The Hangar, Oulton, Norwich, NR11 6QZ
Industrial, Warehouse To Let | £30,000 per annum | 10,390 sq ft
Industrial / Warehouse / Industrial To Let, Norwich



Location

The premises is located in Oulton, 0.8 miles from the B1149 Norwich to Holt road and 3.5 miles from the A140 Norwich to Aylsham road. The site is accessed via The Street/Oulton Street and an improved road which facilitates commercial vehicles.

Description

The premises comprises two properties: a semi-detached warehouse building and a detached workshop. The site includes an expansive concrete yard extending to approximately 0.65 acres with security gates. The total site area extends to 1.15 acres. The semi detached warehouse is of steel frame construction with a concrete floor and blockwork walls to approximately 3 metres. The detached workshop is of steel frame construction under a mono pitch roof with blockwork walls and external timber cladding. The properties benefit from the following specification and features:

Key Points

- Warehouse eaves height of 2.86m extending to 5.51m
- Workshop eaves height of 2.98m extending to 5.00m
- Three full height electric roller shutter doors to the workshop
- Full height electric roller shutter door to the warehouse
- Extensive concrete yard
- Three phase electricity to both properties
- Offices and staff welfare facilities

Accommodation

Description	sq ft	sq m	Availability
Semi-Detached Warehouse	7,168	665.93	Available
Detached Workshop	3,222	299.33	Available
Total	10,390	965.26	

Terms

Available by way of a new effectively full repairing and insuring lease for a term to be agreed. The rent is subject to VAT at the prevailing rate.

Planning & Uses

The property currently has planning consent for the hire, sale, servicing and repair of agricultural vehicles and for a centre for the sale of agricultural vehicle parts. Other uses will be considered subject to obtaining the required planning consents.

Summary

- Rent: £30,000 per annum
- Business rates:
The Valuation Office Agency website in 2026 the Rateable Value is £25,250.
- Legal fees: Each party to bear their own costs
- EPC: E (124)

Further information

- [View details on our website](#)

Contact & Viewings

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