

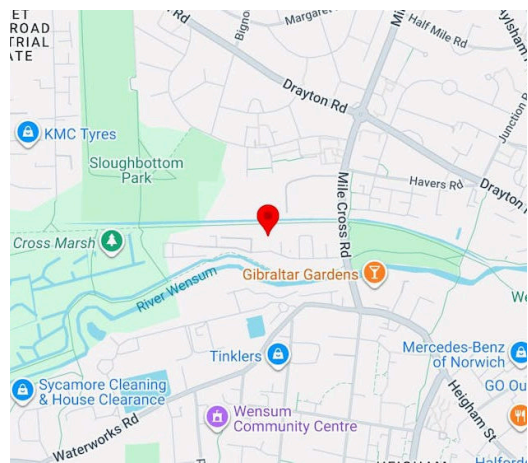


**ROCHE**

Swanton Road, Norwich, NR2 4LH

Industrial / Warehouse To Let | £145,000 per annum | 29,287 sq ft

Large detached warehouse with high eaves and multiple loading bays - to let



## Location

The property is located just off Mile Cross Road and is a short distance from the popular Sweet Briar and City Trading industrial estates. The site lies approximately 1.5 miles from Norwich city centre.

Nearby occupiers include Dolphin Travel Coach Hire, Machine Mart and Swans Motor Group.

## Description

The property principally comprises a large open-plan warehouse and internal loading area with a total of 9 roller shutter doors fronting onto Swanton Road. The ancillary space provides a kitchen, break room, WC, and shower facilities.

## Key Points

- Large open plan warehouse
- Loading area with multiple roller shutter doors
- LED lighting
- Forecourt parking
- 5.87m minimum eaves
- 9.5m to apex

## Accommodation

Description	sq ft	sq m
Main Warehouse	24,147	2,243.33
Loading Area	4,674	434.23
Ancillary Accommodation	466	43.29
<b>Total</b>	<b>29,287</b>	<b>2,720.85</b>

## Terms

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

## Summary

- Rent: £145,000 per annum
- Business rates: The property requires re-rating.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C

## Further information

- [View details on our website](#)

## Contact & Viewings

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