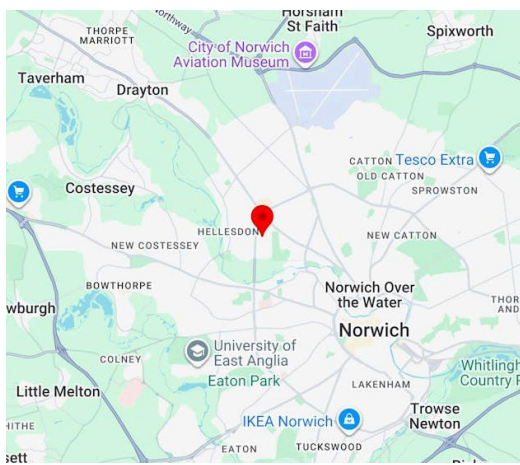




ROCHE

Unit 1 and Unit 2, 1 Frensham Road, Norwich, NR3 2BT
Industrial To Let | £22,000 - £72,000 per annum | 2,814 to 11,361 sq ft
Warehouse / Showroom Units To Let - Available individually or in combination



Location

Frensham Road is located on the Sweetbriar Industrial Estate to the north-west of Norwich city centre, immediately adjacent to the outer ring road. Sweetbriar is one of Norwich's most established modern industrial estates, with good access to the A47 via Dereham Road and to all locations in the Norwich area. Nearby occupiers include Amazon, Wickes, Johnstone's Decorating Centre, Drayton Windows and Volvo Trucks.

Description

The available properties comprise two self contained terraced industrial units of steel frame construction under a pitched metal sheet roof with the following specification and features:

Key Points

- Prominent frontage onto the Frensham / Hellesdon Hall Road junction
- Minimum eaves height 5.13m
- Concrete yard / rear parking area
- Full height roller shutter door to each unit (4.00m x 4.00m)
- Separate 3 phase power and mains gas supply to each unit
- Units capable of being let individually or in combination

Accommodation

Description

Description	sq ft	sq m
Unit 1 - Showroom and warehouse	4,691	435.81
Unit 1 - First floor mezzanine	2,634	244.71
Unit 1 - Rear store	1,222	113.53
Unit 1 - Total	8,574	796.55
Unit 2 - Offices / showroom	794	73.77
Unit 2 - Warehouse	1,495	138.89
Unit 2 - Mezzanine	525	48.77
Unit 2 - Total	2,814	261.43

Terms

The units are available to let on a new full repairing and insuring leases for a term to be agreed.

Summary

- Rent: £22,000 - £72,000 per annum
- Business rates: The Valuation Office Agency indicates that the rateable values are as follows: Unit 1: £43,500
Unit 2: £20,000
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: E (113)

Further information

- [View details on our website](#)

Contact & Viewings

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