



Industrial Warehouse Premises

521.11 SqM (5,609SqFt)

Industrial

To Let

CLOSE TO OUTER RING ROAD

GOOD ACCESS TO CITY CENTRE

FORECOURT PARKING

SUITABLE FOR SHOWROOM / TRADE COUNTER USE

3, Fletcher Way, Off Weston Road, Norwich, NR3 3ST

The property is located approximately three miles northwest of Norwich City centre, close to the A140 outer ring road and the A1067 Drayton Road. The area is a popular industrial and trade counter location.

Nearby occupiers include SIG Roofing, Benchmarx Kitchens & Joinery and ATS Euromaster.

Note: Arnolds for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

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2 Prince of Wales Road, Norwich NR1 1LB



Description

The property comprises a light industrial warehouse which forms part of a terrace of units. The unit is of steel portal frame construction with a pitched roof.

Internally, to the front of the property is an office section with UPVC windows and doors which provides reception with trade counter, offices, stores and wcs on the ground floor. An additional mezzanine is above this area which provides a staff kitchen area, dark room and storage area.

The property benefits from insulated panel roof and oil-fired space heater.

Externally, there are 5 car parking spaces.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor area:

Description	M ²	Sq Ft
Ground Floor Warehouse and offices	431.89	4,649
First Floor - Mezzanine	89.22	960
Total	521.11	5,609

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£20,500 per annum exclusive**.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Workshop and Premises
Rateable Value: £23,250
Rates Payable 2019/2020: £11,415.75

Legal Costs

The ingoing tenant will be responsible for both parties reasonably incurred legal costs.

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has EPC an rating of: E

Viewing and further information

Strictly by appointment with the sole agent:

Tel: 01603 620551

Contact Mark Mayhew or Jordan Bailey

mark.mayhew@arnoldskeys.com

Jordan.bailey@arnoldskeys.com

SUBJECT TO CONTRACT - MRM/hcc/24880/120

