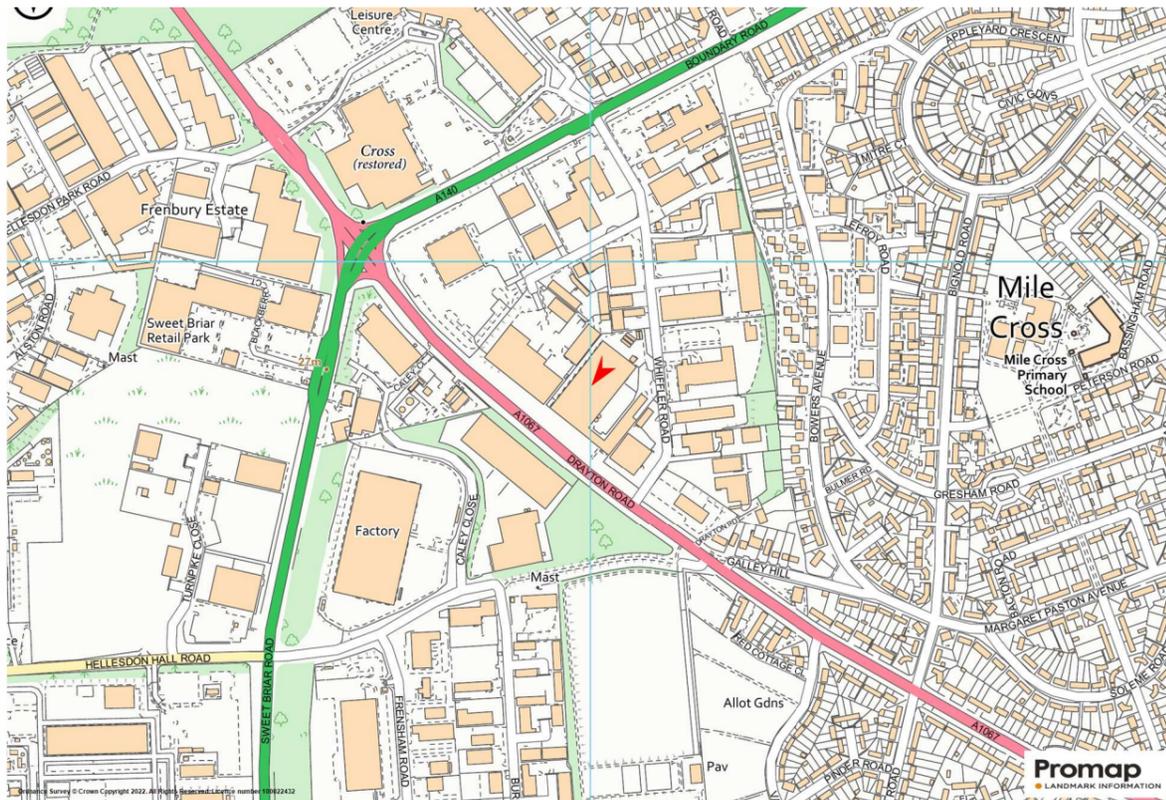




Undergoing refurbishment



Undergoing refurbishment



<h2>Light Industrial / Warehouse Unit</h2> <p>2,698.68 Sq M (29,048 Sq Ft)</p>	Industrial
	To Let

- Undergoing refurbishment with new loading door, offices/WCs
- Substantial power supply available 2 x 7.6 MVA
- Established industrial location
- Excellent access to outer ring road with direct access to A47 and A11

Unit B, 5 Whiffler Road, Norwich, Norfolk NR3 2AL

The property is situated close to the entrance to the Whiffler Road Industrial Estate, approximately 1.5 miles north west of Norwich City centre, and is accessed from the A1067 Drayton Road. The junction with the A140 outer ring road is close by and which provides direct access to the A47 and A11.

Note: Arnolds Keys 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 lessee 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.

Description

The property comprises a light industrial/warehouse unit of steel portal frame construction with brick elevations under a pitched roof with loading doors, refurbished office accommodation and WCs.

Externally, the unit is served by a concrete yard to the front of the unit with loading and parking areas.

There is a substantial power supply available with 2 separate supplies each of 7.6 MVA.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and includes the following gross internal floor areas.

Description	M ²	Sq Ft
Ground Floor Warehouse	2,259.29	24,319
Ground Floor Offices & WCs	439.40	4,730
Total GIA	2,698.68	29,049

Terms

A new lease is available for a term to be agreed. Terms upon application.

Business Rates

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

Description:

Rateable Value: To be reassessed

Rates Payable 2023/2024:

Legal Costs

Each party is to bear its own legal costs.

VAT

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

EPC

The property has an EPC rating of D.

Viewing and further information

Strictly by appointment with the Sole agents:

Arnolds Keys Commercial 01603 216825

Nick O'Leary

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07725 372577

Harry Downing

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01603 216806



Undergoing refurbishment



N.B. Tanks and canopy now removed