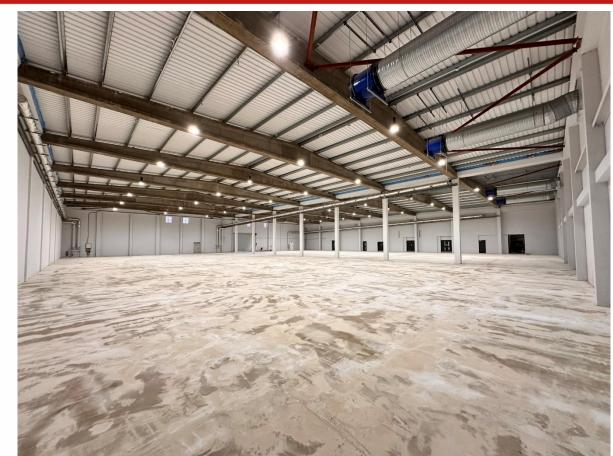
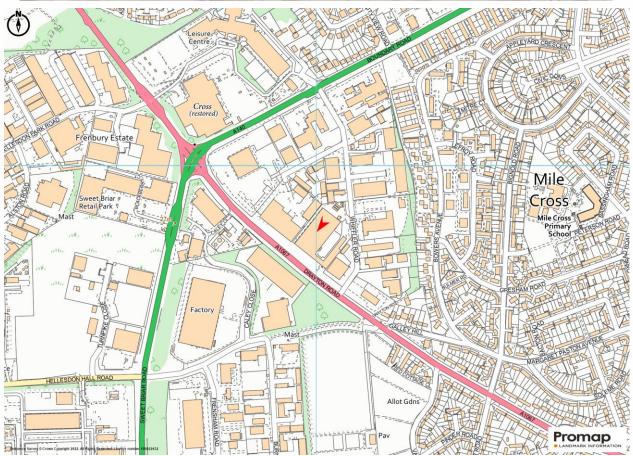
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Light Industrial / Warehouse Unit 2,698.68 m² (29,048 Sq Ft)

Industrial

To Let

REFURBISHED WITH NEW LOADING DOOR, OFFICES AND WCS

ESTABLISHED INDUSTRIAL LOCATION

EXCELLENT ACCESS TO OUTER RING ROAD

MINIMUM EAVES HEIGHT OF 6.8M

ADJACENT UNIT JUST LET TO HIGHBALL CLIMBING EXPERIENCE

Unit 6, 5 Whiffler Road, Norwich, Norfolk NR3 2AL

The property is situated on 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.

Whiffler Road is popular with motor trade users including Duff Morgan Citroen, Busseys Ford and CarShop; Trade Counter users such as Dulux Decorator Centre and Euro Car Parts; and leisure uses including Highball Climbing Experience, High Altitude Trampoline Park and Crystal Seas Scuba; and the Mercure Norwich Hotel



Unit 6, 5 Whiffler Road, Norwich, Norfolk NR3 2AL

Description

The property comprises a light industrial/warehouse unit of concrete frame construction with brick elevations under a profile steel pitched roof. The Unit is undergoing refurbishment and benefits from a new electric roller shutter loading door, refurbished office accommodation and WCs.

The minimum eaves height is 6.8m and 8m to the apex.

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

Accommodation

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

| Description Ground Floor Warehouse | m² 2,259.29 | Sq Ft 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

To be reassessed

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

nick.oleary@arnoldskeys.com

07725 372577

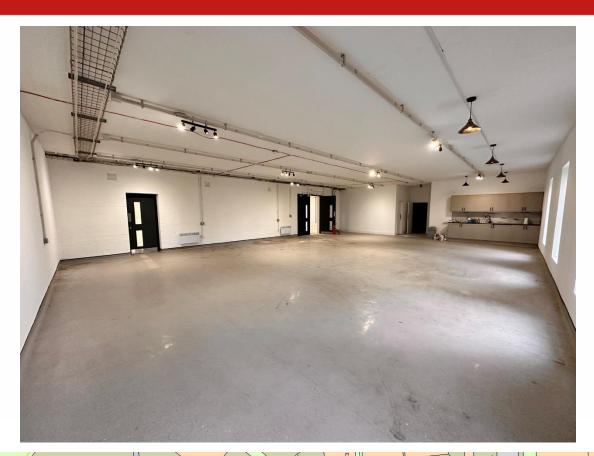
Harry Downing

Harry.downing@arnoldskeys.com

01603 216806

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N.B. Tanks and canopy now removed