



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

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 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.

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	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

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:

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N.B. Tanks and canopy now removed