



## Industrial/Warehouse Unit 212.37 m<sup>2</sup> (2,286 sqft)

Industrial

TO LET

MODERN LIGHT INDUSTRIAL UNIT

LOCATED ON NORWICH AIRPORT INDUSTRIAL ESTATE

CLOSE TO NORTHERN DISTRIBUTOR ROAD

ROLLER SHUTTER LOADING DOOR

3 PHASE ELECTRICITY

20 Javelin Road, Norwich, Norfolk NR6 6HP

Javelin Road is accessed off Hurricane Way, the main estate road, the busy Airport Industrial Estate, approximately three miles north of Norwich city centre.

The unit is well located being close to the A140, which connects directly with Norwich's outer ring road and the city centre, and the new Northern Distributor Road. Nearby occupiers include Anglian Home Improvements, KLM UK and Lotus.

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 units comprise of concrete frame construction with pitched lined roof, incorporating translucent light panels. The warehouse area has concrete floors and fluorescent lighting with vehicular access via a roller shutter loading door to the front.

The property benefits from an eaves height of approximately 4.9M and a good sized yard to the front.

Internally, the unit generally provides full height accommodation with W.C. facilities and 3-phase power.

### Accommodation

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

Description	m2	Sq ft
Warehouse	212.37	2,286

### Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£19,500 per annum exclusive**.

An annual service charge is levied to cover the maintenance of common areas and management costs of the estate.

### Business Rates

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

Description: Warehouse and Premises

Rateable Value: £11,500

Rates Payable 2024/2025: £5,738.50

### Legal Costs

Each party to bear their own costs

### VAT

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

### EPC

The property has an EPC rating of: C

### Viewing and further information

Strictly by appointment with the joint sole agents:

Arnolds Keys 01603 216825

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SUBJECT TO CONTRACT - HRD/njr/186/76/120

