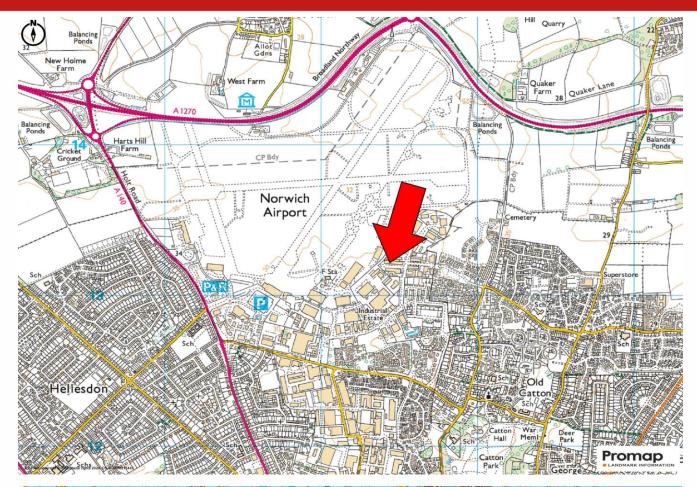
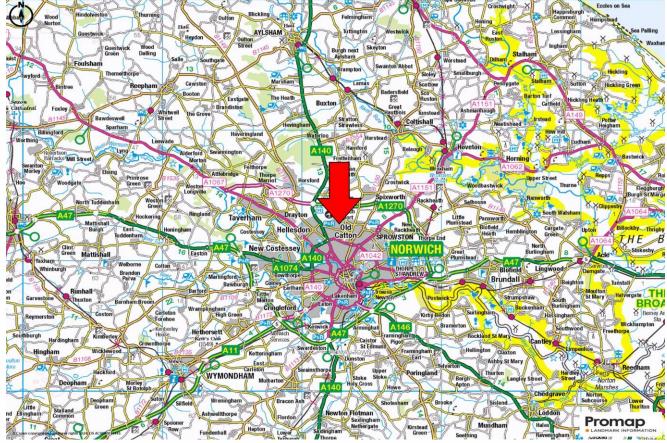
# **Arnolds | Keys**

Trusted Property Experts





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Industrial/Warehouse Unit 212.37 m² (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.



## 20 Javelin Road, Norwich, Norfolk NR6 6HP

#### **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:

Descriptionm2Sq ftWarehouse212.372,286

#### 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

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

Nick O'Leary

nick.oleary@arnoldskeys.com

DDi: 01603 216827

Joint Agents

Roche 01603 756340

Ben Common

benc@rochecs.co.uk

07917762230

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

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