



## Refurbished Warehouse / Distribution Unit with Large Yard of c. 1 acre 2,922.26 m<sup>2</sup> (31,456 sq ft)

Industrial

To Let

**DETACHED WAREHOUSE WITH LARGE YARD OF APPROX 1 ACRE**

**CURRENTLY UNDERGOING REFURBISHMENT**

**6 LOADING DOORS PLUS FURTHER 3 INTERNAL DOCK LEVEL LOADING**

**PROMINENT FRONTAGE TO VULCAN ROAD SOUTH**

**GOOD ACCESS TO OUTER RING ROAD A1042**

**23 Vulcan Road South, Norwich, Norfolk NR6 6AG**

The property is located approximately three miles north of Norwich City centre and is accessed via the Outer Ring Road (Mile Cross Lane, A1042).

The Vulcan Road Estate, together with the adjacent Airport Industrial Estate and others along Mile Cross Lane, is situated within the largest concentration of industrial property in Norwich.

Vulcan Road South and Vulcan Road North provide a busy thoroughfare for traffic from the Outer Ring Road and the Airport Industrial Estate, Fifers Lane area.

Note: Arnolds Keys for themselves and for the vendors or lessors 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 occupies a prominent position on Vulcan Road South and comprises a two-bay detached warehouse/distribution unit of steel portal frame construction with two storey office/amenity accommodation.

Six electric roller shutter loading doors face the secure, gated concrete surfaced yard with an additional 3 loading doors providing access to an internal dock level loading bay.

The unit has a minimum eaves height of 4.3m to the haunch and 6.2m to the apex.

The remainder of the site is laid with concrete and provides parking for approximately 60 vehicles, in addition to circulation areas and is gated and fenced.

The unit is undergoing refurbishment which is due to be completed by September 2024.

### Accommodation

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

Description	M <sup>2</sup>	Sq Ft
Warehouse	2,315.92	24,928
Lower ground level	355.84	3,830
Ground Floor offices/WCs	125.28	1,349
First Floor offices/WCs	125.28	1,329
<b>Total GIA</b>	<b>2,922.32</b>	<b>31,456</b>

**Total site area: 0.72 ha (1.784 acres)**

### Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed. Rent available upon application.

### Business Rates

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

Description: Warehouse and Premises

Rateable Value: £114,000

Rates Payable 2024/2025: £62,244

### 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 sole agents:

**Arnolds Keys 01603 216825**

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SUBJECT TO CONTRACT - NOL/hjr/120

