



**Industrial/Warehouse Unit**  
261.42m<sup>2</sup> (2,814sqft)

**Industrial**

**To Let**

**MID-TERRACE UNIT WITH  
REAR LOADING DOOR**

**LOCATED ON SWEET  
BRIAR ROAD INDUSTRIAL  
ESTATE**

**EASY ACCESS TO THE  
NORWICH RING ROAD**

**GENEROUS CAR  
PARKING**

**SECURE GATED ESTATE**

**AVAILABLE IMMEDIATELY**

**Unit 2, Frensham Road, Norwich, NR3 2BT**

The property is situated on Frensham Road, adjacent to the junction with Hellesdon Hall Road, within the Sweet Briar Industrial Estate.

The Sweet Briar Industrial Estate is located towards the northwest side of Norwich city centre, just off the main outer ring road, providing convenient access for travel both north and south of the city. Nearby occupiers include Drayton Windows, Amazon, and Wickes.

The property is part of a private development consisting of three light industrial units featuring secure gates and communal parking areas

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 mid-terrace industrial/warehouse unit of steel portal frame and brick and block construction, under a pitched profile steel roof.

Internally, the unit features a large industrial/warehouse space with mezzanine storage and rear-loading door access. In addition to office accommodation and WC/kitchen facilities to the front.

There is parking available at both the front and rear of the property.

### 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
Industrial/warehouse	140.60	1,513
Office, WC and Kitchen	74.22	799
Mezzanine	46.63	502
<b>Total GIA</b>	<b>261.45</b>	<b>2,814</b>

### Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£19,995 per annum exclusive**.

### Business Rates

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

Description: Warehouse and Premises

Rateable Value: £16,750

Rates Payable 2023/2024: £8,358.25

### 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: E

### Viewing and further information

**Strictly by appointment with the sole agents:**

Arnolds Keys 01603 216825

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SUBJECT TO CONTRACT - HRD/njr/28898/120

