



## Modern Warehouse / Light Industrial Unit

196.76 m<sup>2</sup> (2,118 sq ft)

Industrial

To Let

HIGH QUALITY MODERN WAREHOUSE UNIT

EASY ACCESS TO A47 SOUTHERN BYPASS

ROLLER SHUTTER LOADING DOOR

3-PHASE POWER

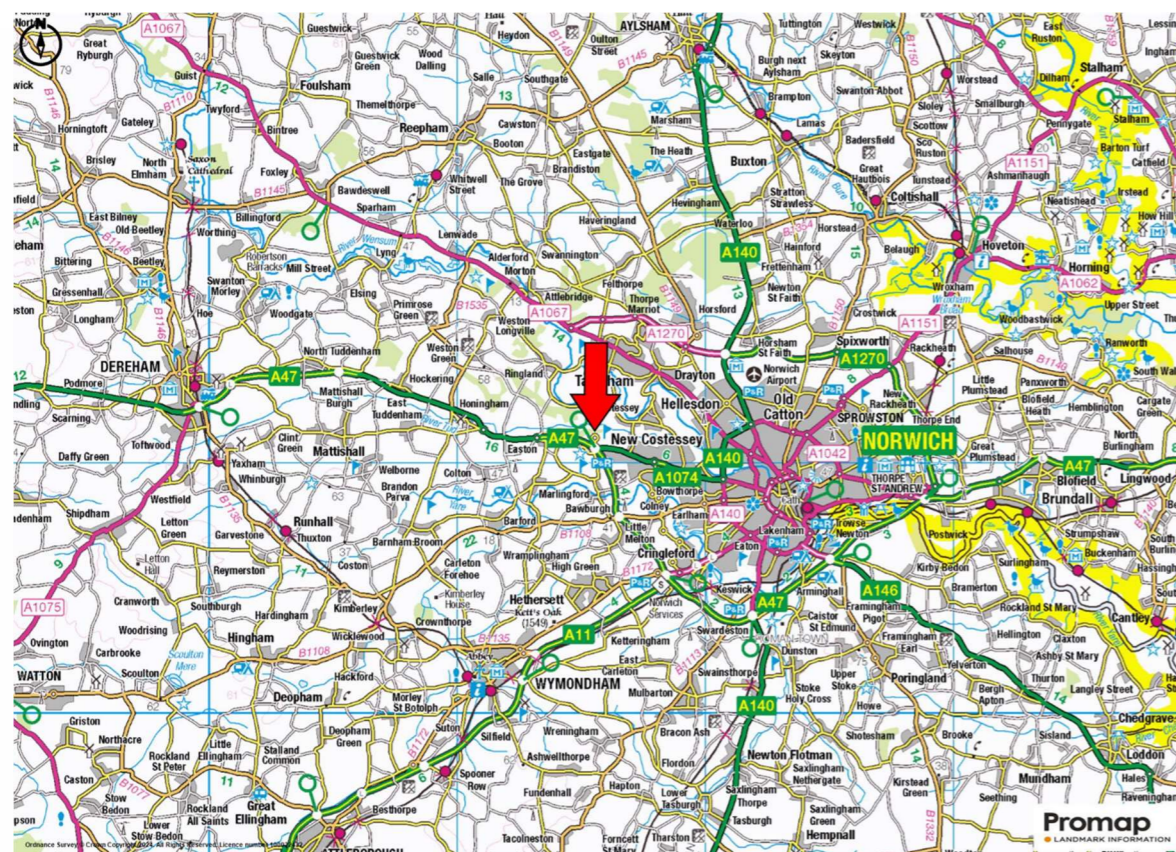
5 CAR SPACES

ADJACENT TO LONGWATER RETAIL PARK WITH NUMEROUS AMENITIES

Unit C1, Eastern Court , Ernest Gage Avenue, Norwich, NR5 0JU

The subject property is located in the heart of the Longwater Employment Area, situated on the western outskirts of the City of Norwich. Longwater has developed as a business and employment area over the last 15 years and is now home to a large Sainsbury's superstore, McDonalds, Starbucks, The Range, Ford & Slater amongst a variety of local and national occupiers.

Eastern Court is an attractive courtyard development of business units where occupiers include Lindab, Norfolk Canoes, Morelli Group, and Plast-Equip.



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 subject property comprises an end of terrace warehouse of steel portal frame construction with roller shutter loading door, 3-phase power and ground floor office, kitchen and WCs. The minimum eaves height is 5.3m to the haunch.

Externally the forecourt provides car parking for five cars plus loading.

### Accommodation

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

Description	M	Sq Ft
Ground Floor	196.76	2,118

### Terms

The property is available on a new full repairing and insuring lease, terms 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: £14,500

Rates Payable 2024/2025: £7,235.50

### 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 EPC rating: TBC

### Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 216825**

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SUBJECT TO CONTRACT - NOL/njr/120

