



Business Unit

133.5 m² (1,437 SqFt)

Industrial

TO LET

EXCELLENT ROAD ACCESS

FORECOURT PARKING

ADDITIONAL STORAGE YARD

REFURBISHED

OFFICE FIT OUT

1 Europa Way, Martineau Lane, Norwich, Norfolk NR1 2EN

The property is located on the Europa Way Industrial Estate, on the south side of Norwich. It is accessed directly from the Norwich outer ring road, close to its junction with the Trowse bypass which, in turn, leads to major intersection with the Norwich A47 southern bypass, therefore providing excellent communication leads with the trunk road network.

Europa Way, opposite County Hall, home of Norfolk County Council, was developed during the 1980s, and home to a number of well-known occupiers including Ben Burgess and Travis Perkins.

1 Europa Way, Martineau Lane, Norwich, Norfolk NR1 2EN

Location and Description

The subject property comprises a semi-detached business starter unit of steel portal frame construction, with a concrete floor and brick infill walls.

The unit has subsequently been extensively fitted out internally to provide good quality, comfort-cooled office accommodation. The ground floor of the accommodation is largely open plan, and the first floor provides two office areas and fully fitted kitchen. Externally, there is a concrete forecourt providing car parking for 3-4 cars

Accommodation

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

	M ²	Sqft
Ground Floor	89.78	966
First Floor	43.77	471
Total	133.55	1,437

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£13,500 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: £13,750

Rates Payable 2024/2025: £6,861.25

Legal Costs

The incoming tenant will be responsible for both parties' reasonably incurred legal fees.

VAT

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

Energy Performance Certificate

The property has an EPC Rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - GWBG/njr/120

