



## Light Industrial Unit 169.73 m<sup>2</sup> (1,827sq ft)

Industrial

To Let

POPULAR ESTATE LOCATION

EASY ACCESS TO NORWICH RING ROAD

CAR PARKING FOR 10 CARS

2 LOADING DOORS

EAVES HEIGHT OF 3.3M TO HAUNCH AND 4.4M TO APEX

REFURBISHED

3 PHASE POWER

**4 Elvin Way, Sweet Briar Road Industrial Estate,  
Norwich, Norfolk NR3 2BB**

The subject property is situated on the Sweetbriar Industrial Estate on Elvin Way, which is accessed via Frensham Road, one of the main feeder routes into the estate.

The estate is well-established in the city and was developed from the late 1980's to accommodate a wide range of small and medium sized businesses, many of whom are locally based owner occupiers. Elvin Way consists of 8 industrial units which are provided in a variety of sizes.

### Description

The property comprises an end terrace modern light industrial unit of steel portal frame construction with brick infill walls with a profile sheet steel roof.

The property has been redecorated throughout and presents well and is on a clean and tidy part of the estate.

Internally the premises provides clear workshop space with concrete floors, emulsioned block walls, fluorescent tube lighting, steel clad roof with skylights and timber framed single glazed windows.

The site has a generous yard area with parking for around 10 cars.

### Accommodation

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

Description	m <sup>2</sup>	Sq Ft
Warehouse	169.53	1,825
Total GIA	169.53	1,825

### Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of £20,000 per annum exclusive. Service charge information is available upon request.

### Business Rates

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

Description: Workshop and Premises

Rateable Value: £12,000

Rates Payable 2024/2025: £5,988\*

\* Small business rate relief may be applicable

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

### Legal Costs

Each party to bear their own legal costs.

### VAT

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

### EPC

The property has an EPC rating of: D

### Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 216825**

Nick O'Leary

[nick.oleary@arnoldskeys.com](mailto:nick.oleary@arnoldskeys.com)

DDi: 01603 216827

Harry Downing

[harry.downing@arnoldskeys.com](mailto:harry.downing@arnoldskeys.com)

DDi: 01603 216806

SUBJECT TO CONTRACT - NOL/njr//120

