



Light Industrial Unit 166.13 m² (1,788 sq ft)

Industrial

To Let

TO BE REFURBISHED

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

3 PHASE POWER

5 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.

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

The Unit will be refurbished to provide clear workshop space with kitchen and WC, 2 loading doors, 3-phase power and minimum eaves height of 3.3m to the haunch. Generous parking is provided to the front of the unit for approximately 10 car spaces.

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 ²	Sq Ft
Warehouse	166.13	1,788
Total GIA	166.13	1,788

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£19,750** per annum exclusive of VAT. 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: £13,000

Rates Payable 2024/2025: £6,487*

* **Small business rate relief may be applicable**

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

DDi: 01603 216827

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - NOL/njr//120



TO BE REFURBISHED

