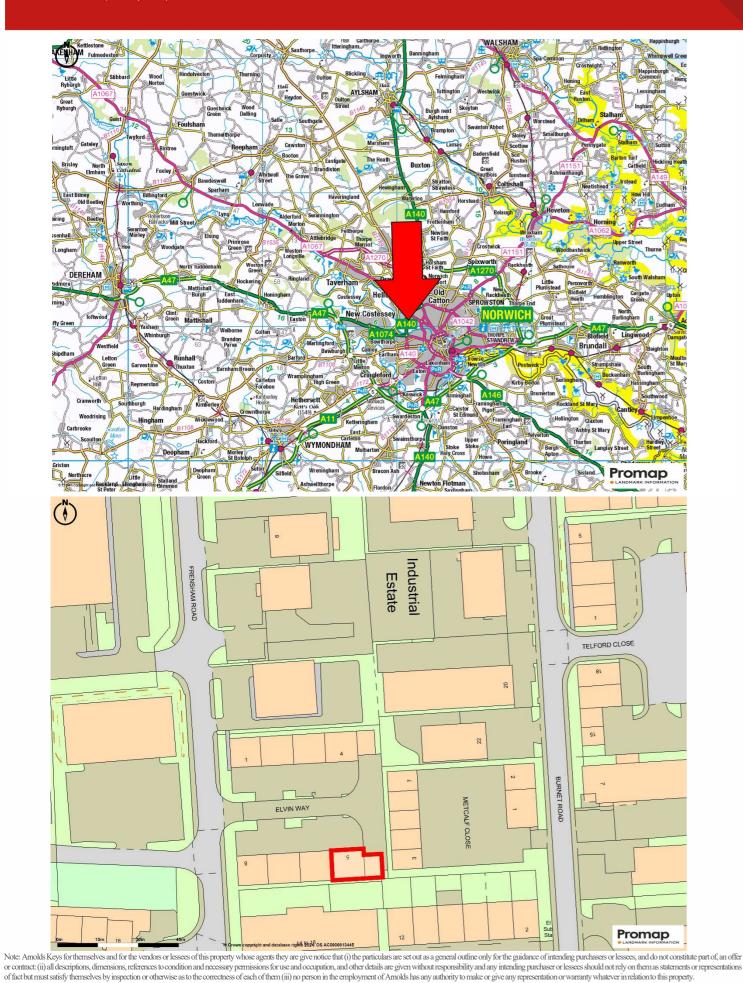
## Arnolds | Keys

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**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.



### 5 Elvin Way, Sweet Briar Road Industrial Estate, Norwich, Norfolk NR3 2BB

#### **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	m²	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

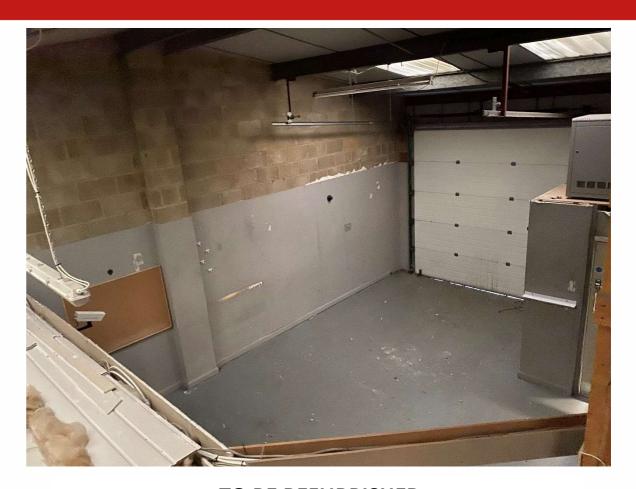
harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - NOL/njr//120

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