

Light Industrial Unit 73.50 m² (790 SqFt)

Industrial

To Let

END OF TERRACE UNIT WITH
ROLLER SHUTTER LOADING
DOOR

LOCATED ON SWEET BRIAR
ROAD INDUSTRIAL ESTATE

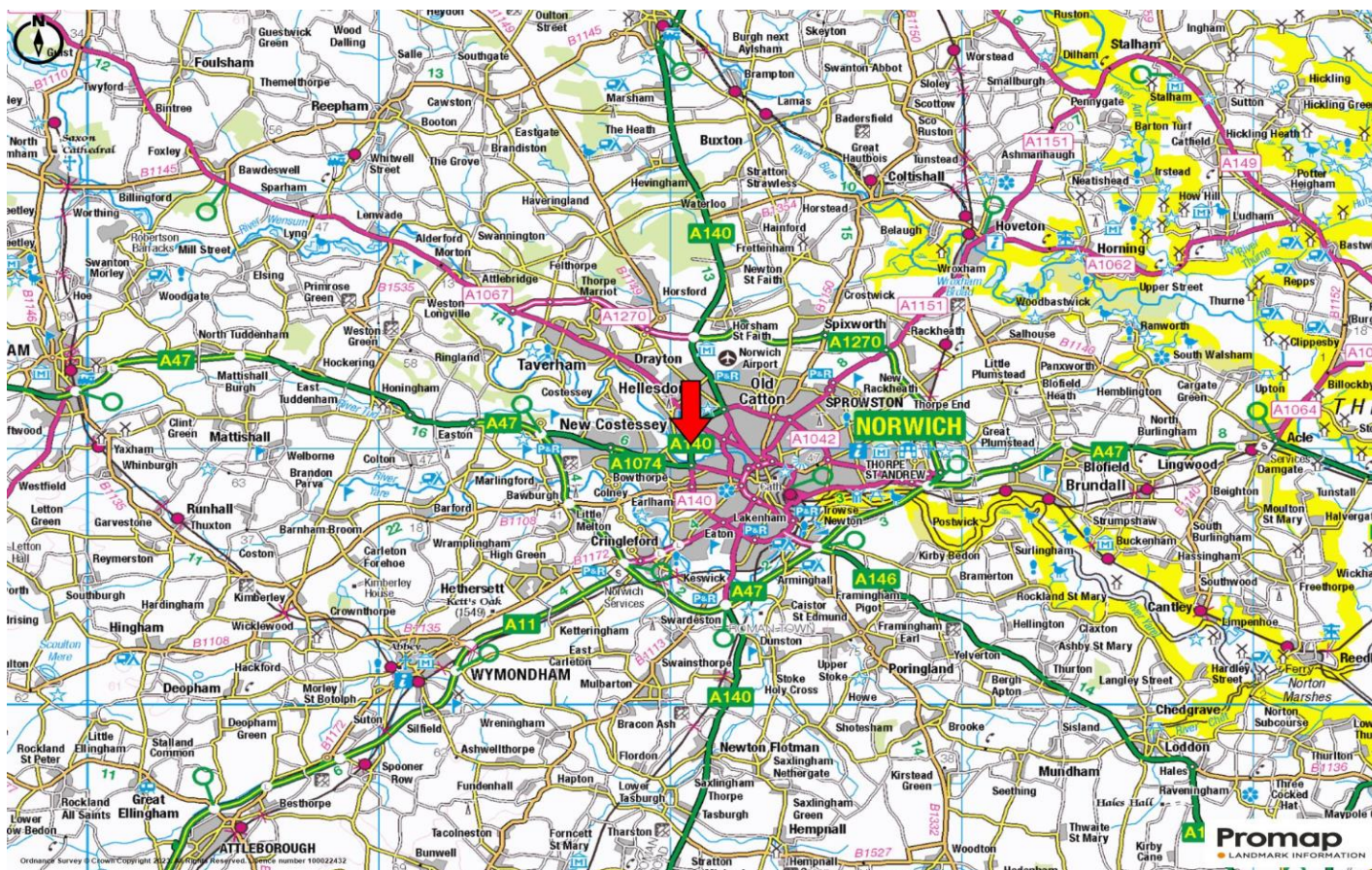
FORECOURT PARKING

SECURE GATED ESTATE

**7 Metcalf Close, Sweet Briar Road Industrial Estate,
Norwich NR3 2BP**

Sweet Briar Industrial Estate is located towards the north east side of Norwich city centre, just off the main outer ring road. This provides a convenient location to travel both north and south of the city centre.

Metcalf Close is a private development of seven light industrial units which has the benefit of secure gates and communal parking areas.



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 property is located on the sought-after Sweet Briar Road Industrial Estate, just off Burnet Road, the main estate thoroughfare.

Accessed via Metcalf Close, the property comprises an end-of-terrace steel portal frame warehouse with block walls and a pitched profile steel roof. It features a roller shutter loading door, a concrete floor, WC, and kitchen facilities.

Externally, there is forecourt parking, and the estate is secured by gated access.

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 ²	SqFt
Unit 7	73.50	790

Terms

The property is available on a new effective full repairing and insuring lease, for a term to be agreed, at an initial rent of **£9,500 per annum exclusive**.

A service charge is payable for the maintenance of the common areas. Details are available from the agent.

Business Rates

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

Description: Warehouse and Premises

Rateable Value: 2024/2025: £4,800

Rates Payable 2024/2025: £2,395.20*

*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 costs

VAT

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

EPC

The property has an EPC rating of: E

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRD/njr/28457/120

