



Warehouse / Office Premises

177.16 m² (1,907SqFt)

Industrial

To Let

SOUGHT-AFTER
COMMERCIAL LOCATION

SUITABLE FOR STORAGE
AND OFFICE PURPOSES

ROLLER SHUTTER LOADING
DOOR

FORECOURT PARKING

FLEXIBLE LEASE TERMS
AVAILABLE

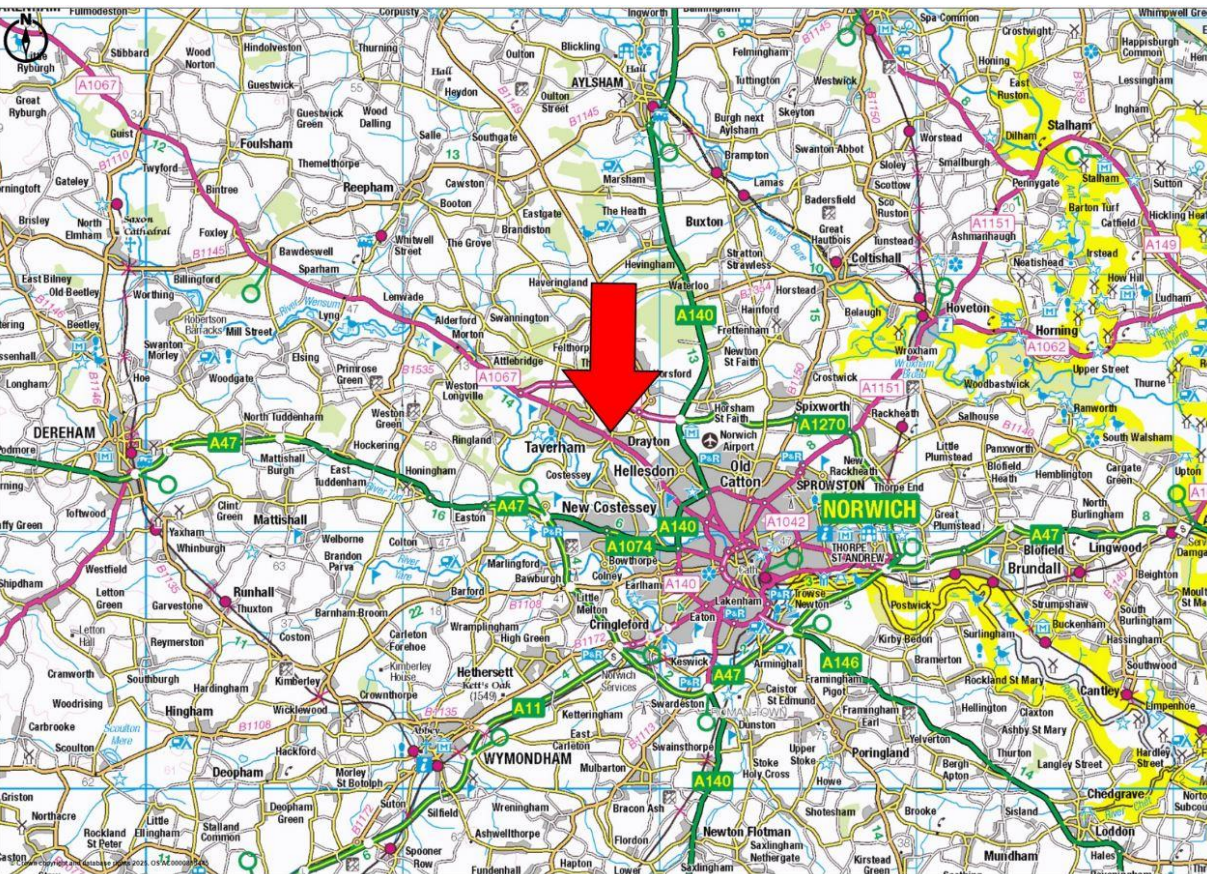
GOOD RANGE OF LOCAL
AMENITIES CLOSE BY

Unit 9, Drayton Industrial Park, Drayton, Norwich, NR8 6RL

Drayton Industrial Park is located approximately four miles North West of Norwich City Centre and is accessed off Taverham Road close to its junction with Fakenham Road A1067.

Drayton, together with the adjoining village/suburb of Taverham, is a popular and expanding residential area with a good range of local services including Domino's Pizza, The Red Lion Pub.

Drayton Industrial Park is an established industrial estate and notable occupiers include Drayton Tyre & Battery, Swallowtail Print, Elec-Tech Electrical Services and Grays Furniture.



Description

The property comprises a mid-terrace warehouse unit which has been fitted-out to provide good quality showroom and workshop accommodation on the ground floor with first floor offices.

The unit also benefits from a small kitchenette and WC facilities 3-phase power, air conditioning to part.

Externally, there is forecourt parking for 3 vehicles.

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	Sq Ft
Ground Floor	96.06	1,034
First Floor	81.03	873
Total	177.09	1,907

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£14,500 per annum exclusive**.

There is an estate charge of £250 plus VAT per quarter.

Business Rates

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

Description: Activity Centre and Premises

Rateable Value: £9,400

Rates Payable 2025/2026: £4,690.60

*Small business rate relief may apply up to 100% relief <https://www.gov.uk/apply-for-business-raterelief/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:

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

