



Modern Business Unit
715.61 m² (7,703 sq ft)

Warehouse

For Sale / To Let

**MID- TERRACE MODERN
BUSINESS UNIT**

**WAREHOUSE WITH LOADING
DOOR & EXTENSIVE AIR
CONDITIONED OFFICES**

**GOOD TRADING LOCATION
AND ACCESS TO OUTER
RING ROAD**

**8 SECURE CAR PARKING
SPACES**

IMMEDIATELY AVAILABLE

28 Whiffler Road, Norwich, Norfolk NR3 2AZ

The property is situated along Whiffler Road on the Whiffler Road Trading Estate which is a popular trading estate situated with access directly from Norwich's outer ring road and leading to the A1067 Norwich to Fakenham Road. It is situated close to Asda and nearby occupiers on the estate include Busseys Ford, Duff Morgan, High Altitude Trampoline Park, Mercure Norwich amongst other trade counter and motor trade uses.

Description

The subject property comprises a modern mid terrace unit, constructed in 1989 with a two-storey office module to the front. It has subsequently been extended to provide good quality ground floor open plan offices and meeting rooms benefitting from air conditioning, suspended ceilings and recessed lighting and at first floor level are further offices, kitchen/staff room and mezzanine storage.

The warehouse benefits from a minimum eaves height of approximately 6.7m and is accessed by a roller shutter loading door.

The forecourt provides secure car parking for 8 cars.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following net internal floor areas:

Description	m²	Sqft
Ground floor Including Warehouse, Office & Reception	486.34	5,235
First Floor Offices	129.56	1,395
Mezzanine	99.72	1,074
Total	715.61	7,704

Terms

The premises are available for sale freehold at a price of £635,000, or to let on a new full repairing and insuring lease at a rent of £45,000 pa.

Business Rates

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

Description: Warehouse and Premises

Rateable Value: £34,250

Rates Payable 2024/2025: £17,090.75

Legal Costs

Each party to bear their own costs

VAT

VAT will be payable on the rent.

EPC

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

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SUBJECT TO CONTRACT - NOL/njr/120

