



Vacant Industrial Unit

98.48 m² (1,060 sqft)

Industrial

For Sale

**CLOSE TO CITY CENTRE
PART OF THE CITY
TRADING ESTATE**

**FOR OWNER
OCCUPATION**

**GOOD ACCESS TO INNER
RING ROAD**

LONG LEASEHOLD

**2 Derby Street, Off Heigham Street, Norwich,
Norfolk, NR2 4PU**

Heigham Street forms part of the City Trading Estate and is a popular industrial location, particularly for trade counter operators due to its access to the city centre and the wider road network via the inner ring road. It is an area popular with car showrooms and other trade counter units including Halfords, Robinsons, Skoda, Mercedes, Holden Volvo, VW, Buildbase, and Go Outdoors.

2 Derby Street, Off Heigham Street, Norwich, Norfolk, NR2 4PU

Description

The subject property comprises a semi-detached industrial unit constructed with a steel portal frame and a concrete floor. It includes mezzanine storage and is clad with UPVC-coated, profile sheet steel. The unit benefits from a loading door and designated parking.

Accommodation

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

Description	m ²	Sq Ft
Unit 2	98.48	1,060

Tenure

A new sublease to expire 25th July 2111 at an initial ground rent of £886.67 which is to be reviewed.

For further information please contact the agent.

Terms

The Long Leashold interest in the property is available for **£100,000 exclusive**.

Legal Costs

Each party to bear their own costs and share the freeholders cost.

VAT

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

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRD/njr/27718

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Trusted Property Experts

