



Location

Within the Vulcan Road Industrial Estate, off Spar Road. The area is home to a wide range of local businesses including TRO, Ingram Micro, MKA Building Supplies and Mag Group. Norwich city centre is approximately 3 miles south with the A140 and Northern Distributor Road being approximately 2 miles north.

Description

The property is due to be substantially refurbished, to provide a new warehousing and office facility, within a self-contained yard.

The property will be provided with new roof and cladding and will have the following specification and features:

- Self-contained concrete yard with fencing
- Eaves to approximately 7.5 metres
- 2 roller shutter doors
- Refurbished kitchen and office facilities
- Comfort cooling to office accommodation
- Total site area: 0.643 acres

Accommodation

The property will provide:

Ground Floor Office	911 sq ft	(85.60 sq m)
Warehouse	9,473 sq ft	(880.13 sq m)
Total Floor Area	10,084 sq ft	(964.73 sq m)

Rent

£103,500 Per annum

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of TBC (?). A full copy of the certificate is available upon request.

under

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value of the property was £45,750. This was pre-refurbishment of the accommodation. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council, or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

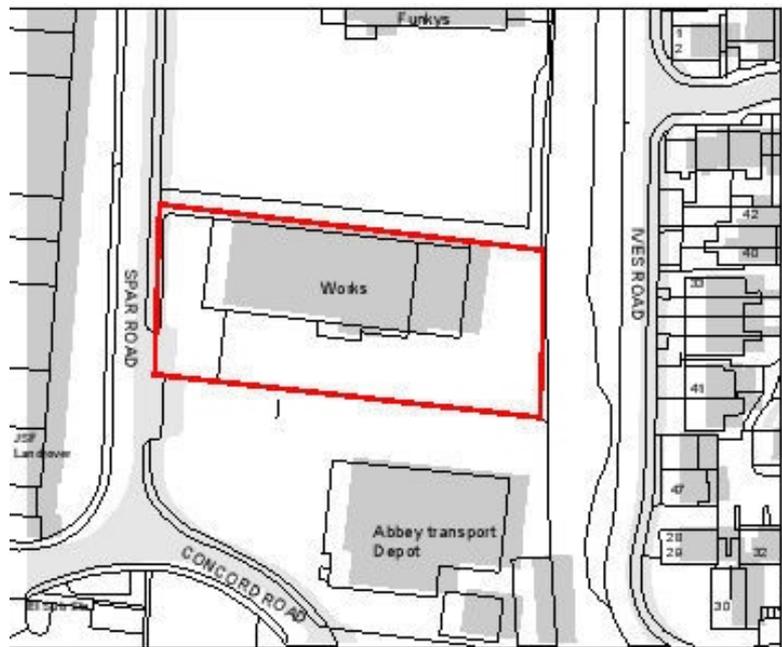
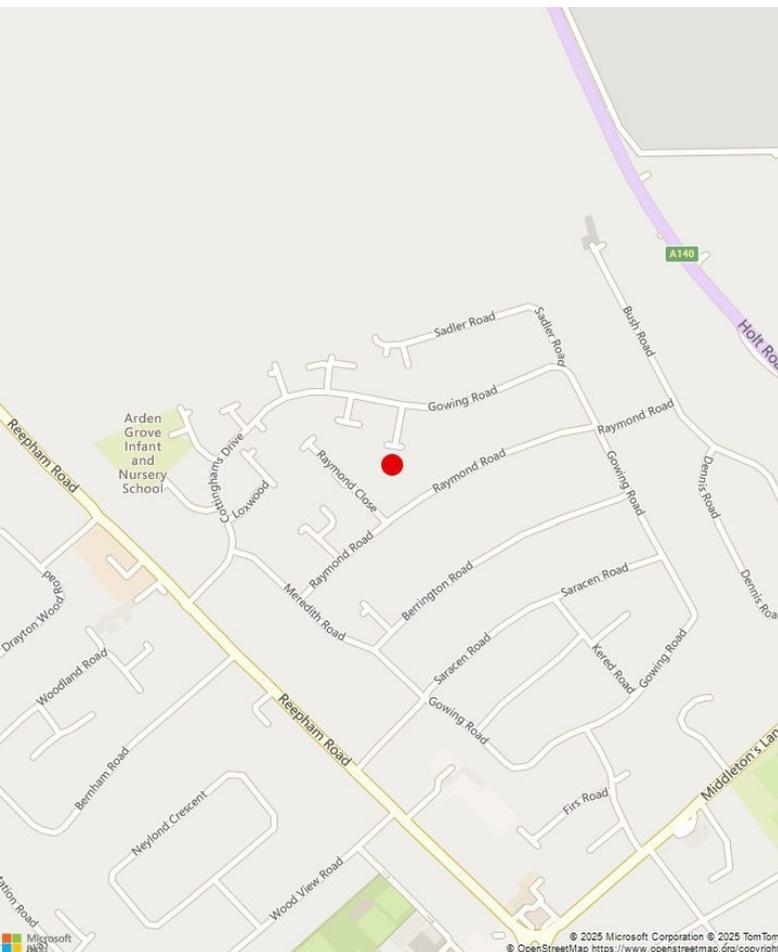
Viewings & Further Information

Sam Kingston
Roche Chartered Surveyors
 01603 756333 / 07796 262472
samk@rochecs.co.uk

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Ben Common
Roche Chartered Surveyors
 01603 756340 / 07917 762230
benc@rochecs.co.uk





IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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.
- c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property