



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.

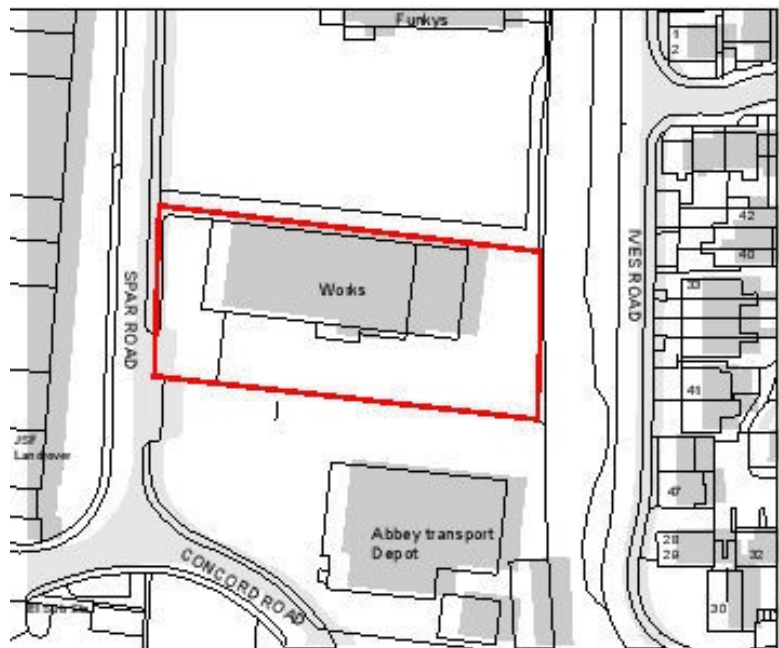
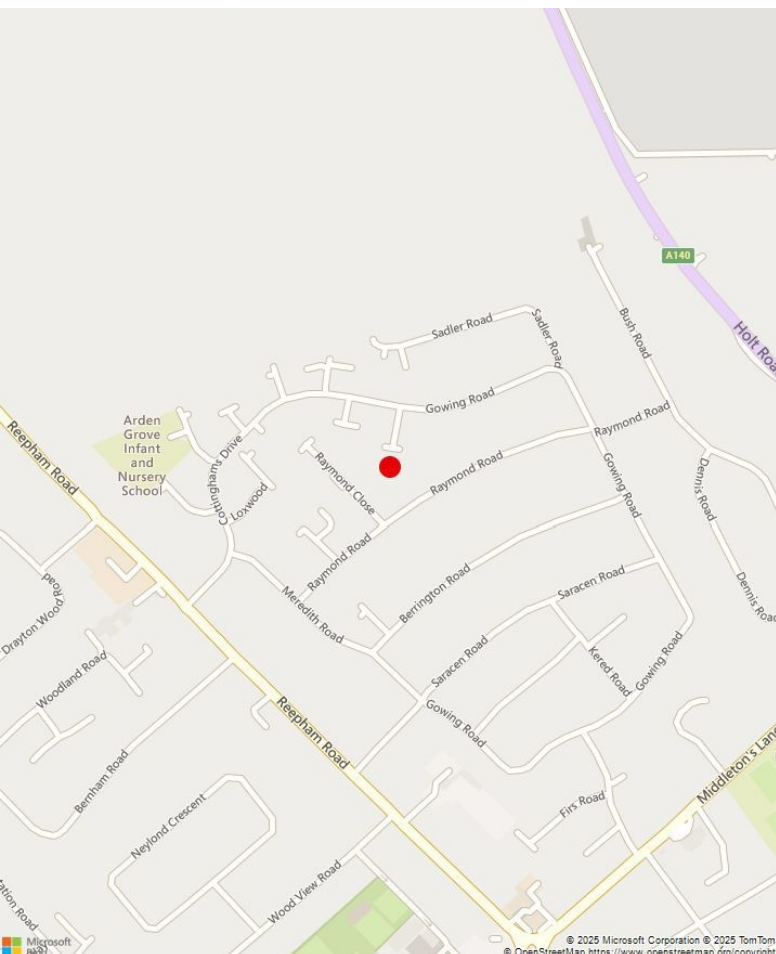
Viewings & Further Information

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Roche Chartered Surveyors
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Legal Costs

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

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IMPORTANT NOTICE

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