

Guardian Road Industrial Estate Norwich

Available to Let

Warehouse
2,407 - 10,255 sq ft

Prominent location



34 m eaves height



Forecourt parking



Full height roller shutter door

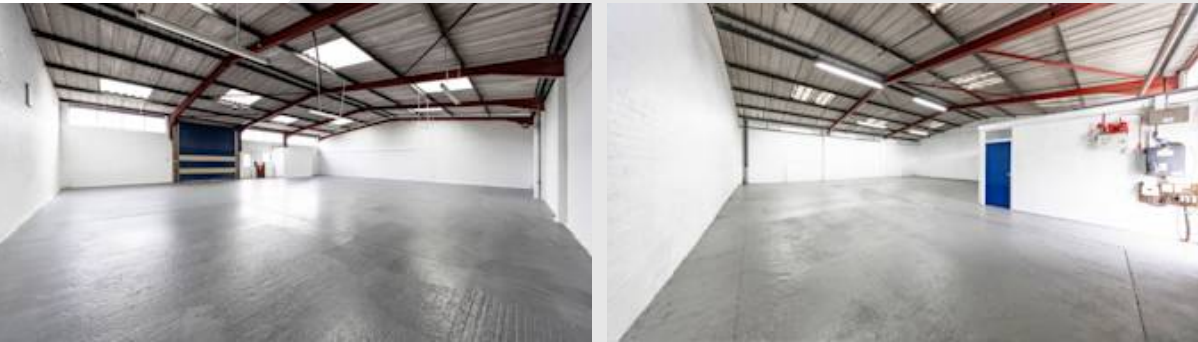


Industrial and trade counter



Guardian Road Industrial Estate

Guardian Road Norwich NR5 8PF



Description

The available properties comprise individual terraced units of portal frame construction under twin skin sheet metal profiled roofs incorporating translucent lighting panels and cavity brick elevations with loading doors and forecourt parking.

Location

These prominent units are located on the Guardian Road Industrial Estate which is some two miles west of Norwich City Centre. Guardian Road forms part of the Norwich outer ring road (A140) and is situated between Dereham Road (A1074) and Earlham Road. Other occupiers adjoining the Estate include Freight Force.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 4	Warehouse	2,444	Immediately	£1,835 PCM
Unit 5	Warehouse	2,407	Immediately	£1,805 PCM
Unit 11	Warehouse	2,996	Immediately	£2,250 PCM
Unit 15	Warehouse	2,408	Immediately	£1,805 PCM
Total		10,255		

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