



Modern Industrial Units

234 m² (2,524 sq ft) to 2,036 m² (21,918 sq ft)

Industrial

For Sale / To Let

INDUSTRIAL / WAREHOUSE
UNITS WITH OFFICES

AVAILABLE SEPARATELY
OR COMBINED

ROLLER SHUTTER LOADING
DOORS

3 PHASE POWER

ESTABLISHED COMMERCIAL
LOCATION NORTHWEST OF
NORWICH

QUICK ACCESS TO
BROADLAND NORTHWAY

Units 1a, 2, 3 & 5, Drayton Industrial Estate, 2-3
Taverham Road, Drayton, Norwich, Norfolk NR8 6RL

Norwich is the administrative centre for Norfolk, serving a population of c. 215,000 in the built-up area. By road, it is principally served by the A11 heading towards Cambridge and London, and the A47 heading towards the Midlands. There is a mainline train station providing a direct route to Cambridge within 80 minutes and London within 110 minutes.

The units are situated on Drayton Industrial Estate, approximately five miles northwest of Norwich City centre and three miles south of the Broadland Northway (NDR), which provides access to the wider road network.

Note: Arnolds Keys for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees 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 (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



Description

The Units comprise three of a terrace of four industrial units with the detached Unit 1a connected to Unit 2 by a two-storey extension.

The units are of steel portal frame construction, with block elevations and covered under a fibre-cement sheet roof. The windows are part UPVC-framed and part timber-framed.

Unit 1a is connected through to units 2 and 3 via a link building, with each of the units providing production space on the ground floor with ancillary offices. The units feature a polished concrete floor, LED strip lighting, Powrmatic heating and a manually operated roller shutter door to a height of 4.9m and a width of 4.0m. There is a kitchen/staff area and WCs.

There is a full width mezzanine over Unit 1a, providing additional production and office space and a part-mezzanine over Unit 3. The offices benefit from carpet flooring, Artex ceilings and strip lighting. Units 2 and 3 have solar PV panels on their roofs.

Unit 5 provides additional storage space and ancillary offices. The unit has been constructed to a minimum eaves height of 4.82m and 7.3m to the apex, and features a concrete floor, LED lighting, Powrmatic heating and a manually operated roller shutter door.

Externally, the buildings share communal carparking areas to the front of the property with parking spaces allocated to each building.

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	M²	Sqft
Unit 1a	749.59	8,069
Unit 2	664.40	7,152
Unit 3	387.70	4,173
Unit 5	234.52	2,524
Total	2036.22	21,918
Total Site Area:	0.233 hec	0.57 Ac

Terms

The Units are available freehold or leasehold, individually or combined. Full quoting terms are available upon request.

Legal Costs

Each party to bear their own costs

VAT

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

EPC

The property has an EPC rating of: TBC

Business Rates

Unit 1a, 2 & 3

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

Description: Workshop and Premises

Rateable Value: £55,500

Rates Payable 2025/2026: £30,802.50

Unit 5

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

Description: Warehouse and Premises

Rateable Value: £11,500

Rates Payable 2025/2026: £5,738.50*

* Small Business Rates Relief may be available <https://www.gov.uk/apply-for-business-rate-relief/get-help-with-business-rates-relief>

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - NOL/njr/120

