



TO LET

20,608 – 41,215 sq ft (1,914 – 3,829 sq m)

UNIT C

FRENBURY INDUSTRIAL ESTATE
NORWICH NR6 5DP

EXTENSIVELY REFURBISHED

Warehouse / Industrial Premises



LOCATION

The property is situated on the Frenbury Industrial Estate, approximately 2.5 miles to the north west of Norwich City Centre.

There is immediate access to the A1067 (Drayton / Fakenham Road) near to the junction with the Outer Ring Road (A140) which connects to the A11 and A47.

The A11 connects to Thetford, the A14 and M11 providing access to the Midlands, Cambridge, Stansted, the M25 and London. The A47 provides access to Great Yarmouth, Kings Lynn, Peterborough, the A1 and Midlands.

The A140 also connects to the A14 near Ipswich providing access to the A12, Felixstowe and Harwich.

DESCRIPTION

The property comprises an extensively refurbished modern single storey warehouse / industrial unit arranged in 2 bays with ancillary offices on a self contained and secure site. The premises can be made available as a whole, or as two units each with a self contained yard with their own access.

The premises include the following specification :

- Steel portal frame
- Brick / block and lined / insulated plastic coated steel clad elevations
- New roof
- 6.24 m (20ft) eaves height
- 4 ground level electric loading doors
- Large secure concrete yard area
- Good quality offices with carpeting, suspended ceilings, lighting and heating via panel heaters
- Good parking facilities
- Steel palisade fencing to site perimeter

VIEWING

Strictly by appointment via the joint sole agents:



SAM KINGSTON
sam.kingston@rochesurveyors.co.uk



JIM FRANKIS
jim.frankis@frankisporter.com

JOHN PORTER
john.porter@frankisporter.com

ACCOMMODATION

20,608 – 41,215sq. ft. (1,914 – 3,829 sq m)
Approximate gross internal area.

SERVICES

Mains water, drainage and electricity.

RATES

Rateable value £158,000

TENURE

The premises are available to let on a new full repairing and insuring lease.

LEGAL COSTS

Each party to bear their own legal costs.

