

Warehouse / Factory
with offices

133,474 sq ft (12,400 sq m)
6.65 acres (2.69 ha)

**CALEY
CLOSE**

NORWICH NR3 2BU



For Sale or To Let

- Prominent location fronting outer ring road
- Of interest to occupiers, developers and investors
- May be suitable for other uses subject to planning consent
- Could Split



Norwich

The city has a wide catchment area with the nearest competing urban centres being King's Lynn (45 miles), Great Yarmouth (20 miles), Ipswich (40 miles) and Cambridge (60 miles).

Location

- The property is situated on the Sweet Briar Industrial Estate, approximately 2.5 miles to the north west of Norwich City Centre
- The site is in a prominent position fronting the outer ring road (A140) which connects to the A11 and A47
- There is also immediate access to the A1067 (Drayton/Fakenham Road)
- The A11 connects to Thetford, the A14 and the M11 providing access to the Midlands, Cambridge, M25 and London

- Sweet Briar is a popular industrial location with a wide range of businesses in the vicinity including Swift Frames, Drayton Windows and Cromwells

Description

The premises comprises a significant property providing single storey warehouse/production accommodation with ancillary offices on a self contained and secure site. There are three access points from Hellesdon Hall Road and Caley Close, thereby giving flexibility for subdivision of the property. The total site area is 6.65 acres/2.69 hectares.

- Steel portal frame
- Lined and insulated plastic coated steel clad elevations
- Lined and insulated roof with translucent panels
- Eaves to 5.65m
- Concrete floor
- HGV loading facilities to elevations with dock and ground level loading doors

CALEY CLOSE

NORWICH NR3 2BU



- 3 large concrete yard areas providing good parking facilities, each with their own access
- Sprinkler system throughout the premises
- Heating and lighting to the warehouse/production area
- Good quality offices with carpeting, suspended ceiling, lighting, heating and air conditioning
- Fenced perimeter with security gate house to main access point

Areas (Approx.GIA)

Warehouse:	111,098 sq ft	10,321 sq m
Main office block:	20,000 sq ft	1,858 sq m
Ancillary offices:	2,376 sq ft	220.75 sq m
Total:	133,474 sq ft	12,400 sq m

Services

The property benefits from mains electricity, gas, water and drainage, with a 3 phase power supply having 800 amps per phase. The property has compressed air lines with a sprinkler system served by 2 water storage tanks.

Planning

The site is zoned for employment uses encompassing B1, B2 and B8 of the Use Classes Order.

Rates

Interested parties should make their own enquiries with Norwich City Council on 01603 212212.

Tenure

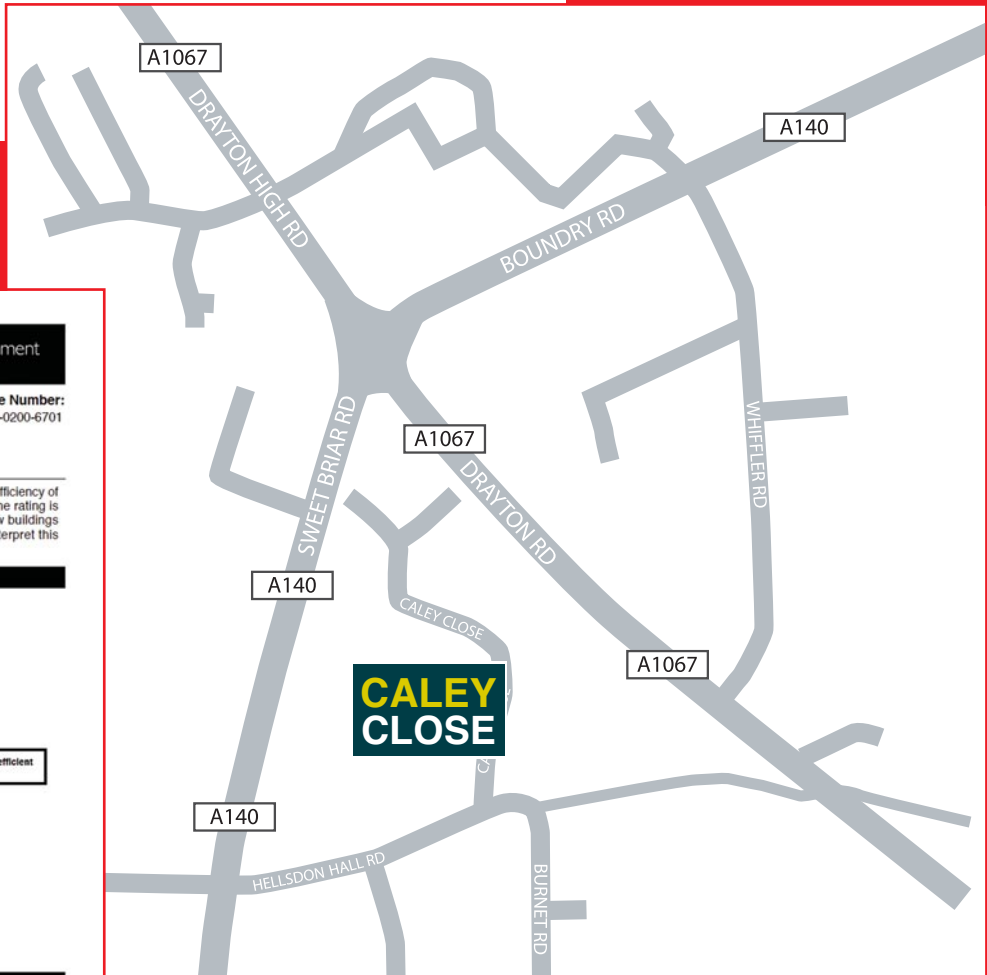
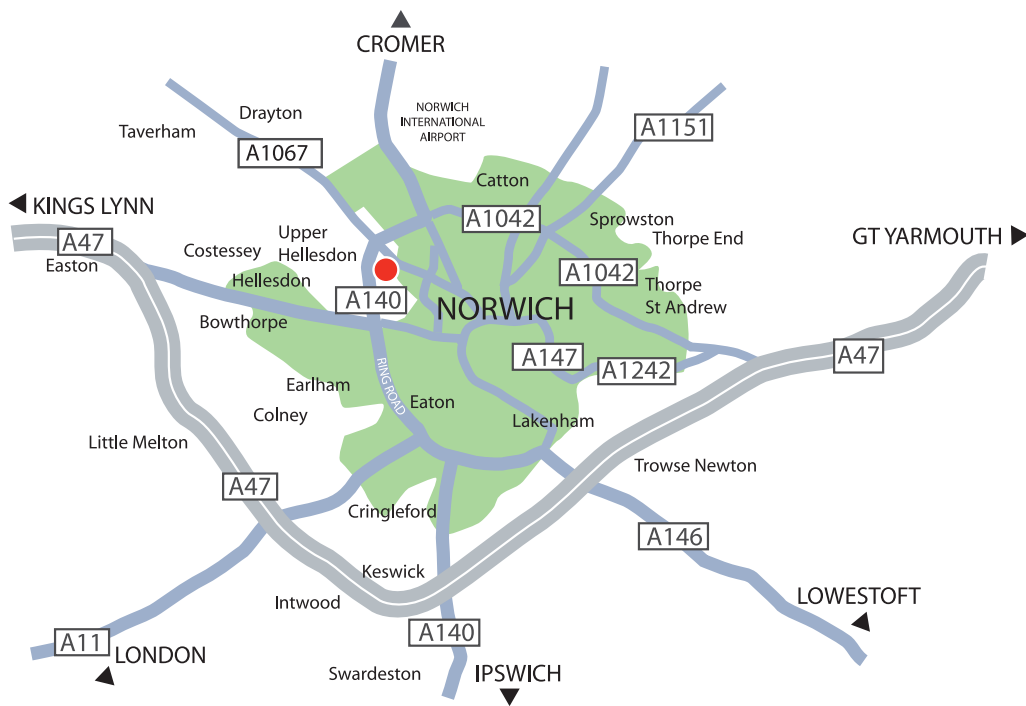
The property is available for sale with vacant possession as a whole or in part or to let, on suitable FRI terms to be agreed.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment through the sole selling agents



Energy Performance Certificate
Non-Domestic Building

HM Government

2 Caley Close
Sweet Briar Road Industrial Estate
NORWICH
NR3 2BU

Certificate Reference Number:
0498-3074-0115-0200-6701

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

60 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 13346
Building complexity
(NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

39 If newly built

86 If typical of the existing stock

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