



NORWICH | NR6 5DP

Unit A Frenbury Industrial Estate

MODERN WAREHOUSE WITH SELF CONTAINED YARD

13,642 SQ FT (1,267.3 SQ M)

Location

Unit A Frenbury is situated on the Frenbury Industrial Estate, approximately 2.5 miles to the north west of Norwich city centre. The Estate is accessed off the A1067 (Drayton/Fakenham Road). Close to the junction with the outer ring road (A140).

Description

The property comprise a modern warehouse/industrial unit presently used for trade counter purposes. The property benefits from the following:

- Single bay warehouse
- Office and mezzanine floor
- Eaves 6.25 m (20 ft)
- Ground level loading door
- Large self-contained yard
- Popular location adjacent to major warehouse and trade counter destination

Letting Areas

The property has the following gross internal area, excluding all mezzanine flooring:

13,642 sq ft (1,267.3 sq m)

Energy Performance Certificate

A copy of the energy Performance Certificate is available upon request.

Rates

The property is assessed as a factory, workshop and warehouse and has a rateable value of £54,000 per annum, taking account of the present mezzanine flooring. Interested parties should make their own enquiries of Norwich City Council (03000 501501).

Terms & Rent

The property is available on a new FRI lease on a term to be agreed at a rent of **£71,620** per annum exclusive subject to contract. March 2012

Legal Costs

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

Viewing and further information

Strictly by appointment through the joint sole letting agents:

Roche:

Contact: Sam Kingston

Tel: 01603 756333/

Email: sam.kingston@rochesurveyors.co.uk

Contact: Josh Allen

Tel: 01603 756342

Email: josh.allen@rochesurveyors.co.uk

Or our joint agents:

Frankis Porter:

Contact: Jim Frankis

Tel: 020 7377 2500

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