



UNIT 6, 25 RAYNHAM STREET, NORWICH, NR2 4LL
SEMI-DETACHED MODERN WAREHOUSE/INDUSTRIAL UNIT

BROWN & CO



UNIT 6, 25 RAYNHAM STREET, NORWICH, NR2 4LL

SEMI-DETACHED MODERN WAREHOUSE/ INDUSTRIAL UNIT

TO LET £135,000 PAX | 13,584 SQ FT (1,262 SQ M)

- Minimum eaves height of 3.9m, rising to 7.4m
- Newly refurbished office and staff facilities
- Well located within an established industrial/trade location
- Three electrically operated roller shutter doors
- Close to the Norwich Inner Ring Road



DESCRIPTION

The property comprises a semi-detached modern warehouse/industrial unit of steel portal frame construction, with brick and clad elevations beneath a pitched insulated metal sheet roof incorporating LED lighting throughout.

Internally, the warehouse provides a minimum eaves height of approximately 3.9 metres, rising to 7.4 metres at the apex. Unit 6 has been extended to the rear providing additional warehouse/industrial space. The accommodation also includes refurbished offices, large kitchenette/ breakout space and two WCs.

Loading access is provided via three electrically operated roller shutter doors, each measuring approximately 3.50 metres in height and 3.0 metres in width.

Externally, the property has rights of access over the communal entrance and driveway down to the units at the rear of the complex, and loading is accessible to all of the roller shutter doors.

There is potential for an external yard to be demised if required.

ACCOMMODATION

Measured on a gross internal basis, the property provides the following floor area

DESCRIPTION	Sq ft	Sq m
Unit 6	13,584	1,262
TOTAL GIA	13,584	1,262

LOCATION

The property is located to the rear of a larger light industrial/office development accessed from Raynham Street and Paddock Street, an established industrial and trade location just off the Norwich Inner Ring Road. Nearby occupiers include Mercedes-Benz of Norwich, A&W Cushion, Go Outdoors, Halfords and AstraFrame.

Norwich city centre is approximately 1 mile to the east, with Norwich Railway Station approximately 1.7 miles away. The location provides convenient access to the A11 and A47 via the city's main arterial routes.

SERVICES

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

The property has been assessed as a whole and will need to be reassessed on an individual basis. Please contact Norwich City Council Business Rates team for further information.

LEASE & RENTAL TERMS

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a rent of £135,000 per annum exclusive.

EPC

The property has an EPC rating of C(54).

VAT

It is understood that the property is elected for VAT and VAT will be charged in addition to the rent.

LEGAL COSTS

Each party will be responsible for their own costs incurred in documenting the transaction.

VIEWING AND FURTHER INFORMATION

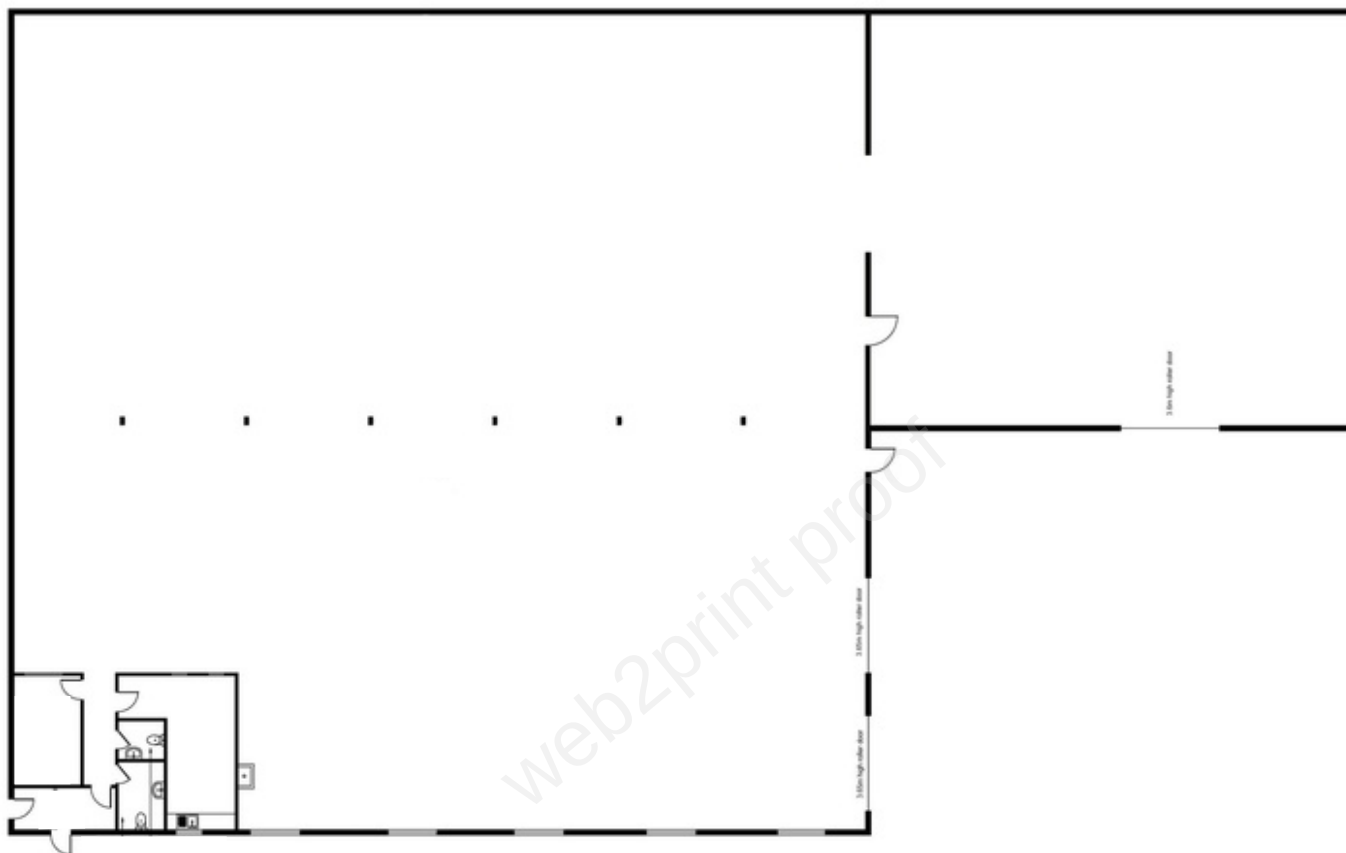
For further information or to arrange a viewing please contact:

Brown&Co

Anna Smith
01603 598248
07788 368078
anna.smith@brown-co.com

Tegland Property Management

Toby Wallace
01603 904110
07514 570613
toby.wallace@tegland.co.uk



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Aug 26

Brown&Co
The Atrium, St George's Street, Norwich, NR3 1AB
T 01603 629871
E norwich@brown-co.com

BROWN & CO
Property and Business Consultants