



14-16 PAGE ROAD, SWEET BRIAR INDUSTRIAL ESTATE, NORWICH, NR3 2BX INDUSTRIAL/WAREHOUSE UNITS

- Established industrial estate location off Norwich Ring Road
- Front forecourt
- Carparking for circa 12 vehicles plus loading
- Maximum eaves height of 5.67m

TO LET £43,000 PAX | 468 sq m (5,038 sq ft)

Katie Bates
Brown&Co Norwich
01603 629871
Katie.bates@brown-co.com

BROWN & CO

Property and Business Consultants
brown-co.com

Location

Positioned to the north west of Norwich, Sweetbriar Industrial Estate is one of the key industrial areas for Norwich, and is located approximately 2.5 miles from Norwich City Centre.

The site is off Burnet Road, which is accessed directly off Frensham Road which in turn links indirectly to Sweet Briar Road (A140). The A140 runs south towards Ipswich and also links directly to the A47, which in turn connects with the A11 approximately three miles south of the property.

The surrounding area provides a combination of retail warehouse, industrial and trade counter premises, with key occupiers including on the estate include Amazon, Volvo Trucks & Buses, Norwich Tile Centre, Rexel, Wex and Johnstone's.

Description

The property comprises two terraced industrial units of steel portal frame construction with a concrete floor, red brick elevations to half height with steel profile sheet cladding above, under a metal roof.

Internally, the property retains the current tenant's fit-out, which includes some partitioning, but will be refurbished to provide open-plan accommodation. The property has LED lighting, two roller shutter doors to the front elevation for loading, together with WC facilities. The property provides a minimum eaves height of 4.45 m, rising to 5.67 m at the apex.

Accommodation

The property provides the following net internal area:

Description	sq m	sq ft
Unit 14	234.0	2,519
Unit 16	234.0	2,519
Total GIA	468.0	5,038

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

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Workshop and premises
Rateable Value	£32,500
Rates payable for 2025/2026	£16,218

Tenure

The property is available by way of new full repairing and insuring lease for a term of years to be agreed at a rent of **£43,000 per annum exclusive**.

VAT

It is understood that VAT is applicable.

Legal Costs

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

EPC Rating

The properties have an EPC rating of D (81).

Viewing & Further Information

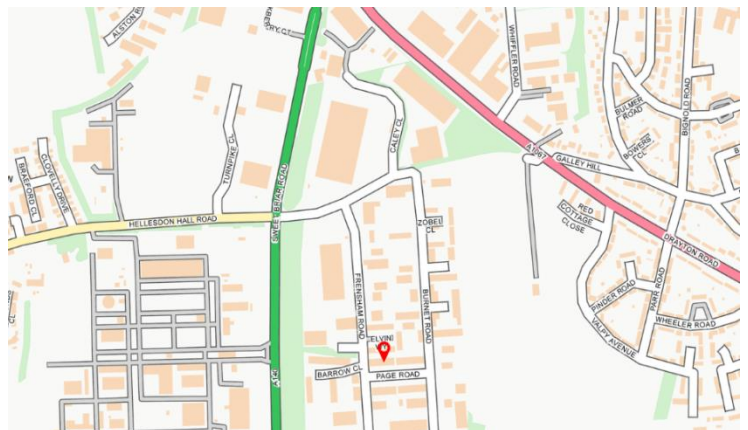
Strictly by appointment with the sole letting agent.

Katie Bates

01603 598236

07818 534732

Katie.bates@brown-co.com



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