



5 SWANTON ROAD, NORWICH, NORFOLK, NR2 4LH

WAREHOUSE/INDUSTRIAL UNIT

- Detached facility on self-contained site
- Established industrial location close to Ring Road
- 5.87m minimum internal eaves height to main warehouse area

TO LET £145,000 pax | 2,720 sq m (29,287 sq ft)

Nick Dunn
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Property and Business Consultants
brown-co.com

Location

The property is located just off Mile Cross Road and is a short distance from the popular Sweet Briar and City Trading industrial estates.

Nearby occupiers include Dolphin Travel Coach Hire, Norwich City Services Limited, Machine Mart and Swans Motor Group.

Description

The property comprises a large principally open plan warehouse and internal loading area, with a total of nine level access roller shutter doors fronting onto Swanton Road. Ancillary accommodation provides a kitchen/restroom and WC facilities.

The property benefits from forecourt loading and parking areas, a minimum eaves height of 5.87m rising to 9.40 at the apex (within the main warehouse area) and 4.10m rising to 5.74m in the front loading area.

Accommodation

The property provides the following gross internal floor area.

Description	sq m	sq ft
Main warehouse	2,243	24,147
Front loading area	434	4,674
Ancillary accommodation	43	466
Total GIA	2,720	29,287

Services

Three phase electricity, mains drainage and water are connected to the property. 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	Waste transfer station & premises
Rateable Value	£73,000
Rates payable for 2025/2026	£39,858

Tenure

The property is available to let for a term of years to be agreed on a new full repairing and insuring lease at a rent of **£145,000 per annum exclusive**.

VAT

VAT may be applicable. To be confirmed.

Legal Costs

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

EPC Rating

The property has an EPC rating of C (58).

Viewing & Further Information

Strictly by appointment with the joint sole letting agents:-

Nick Dunn

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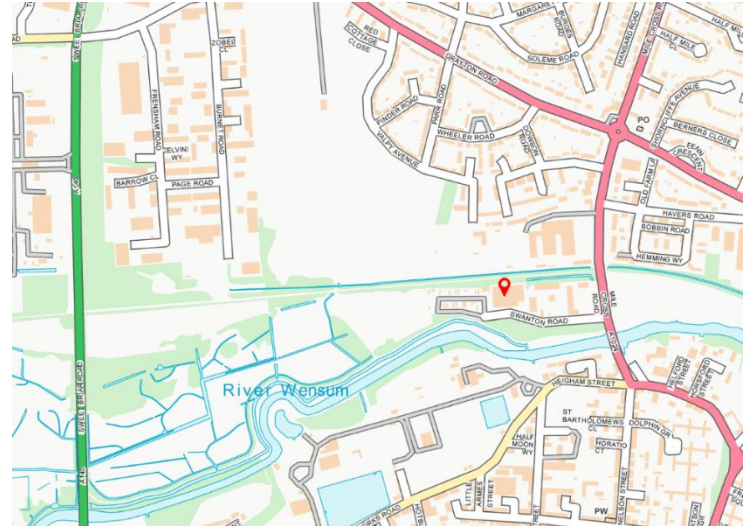
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