

## UNIT 4, AYLSHAM WAY TRADE PARK, NORWICH, NR3 2RF

WAREHOUSE/WORKSHOP

- Arterial road into Norwich
- Well located on established industrial estate
- Demised yard

**TO LET £26,775 | 292.6 sq m (3,150 sq ft)**

**Andrew Haigh**  
01603 598261  
Andrew.haigh@brown-co.com  
**Lorcan Forde**  
01603 629871  
Lorcan.forde@brown-co.com

**BROWN & CO**

Property and Business Consultants  
**brown-co.com**

## Location

Norwich is a popular cathedral city on the River Wensum in Norfolk. It is the largest city in East Anglia with an estimated population of 171,000.

Norwich is approximately 100 miles north of London via the A11 and M11 and is 40 miles north of Ipswich. There is also a direct train service to London Liverpool Street.

The property is situated approximately 2 miles northwest of the city within a mixed-use area on the arterial Aylsham Road (A1024).

Occupiers close by include William Hill, Tesco, Lidl, Barclays and a Mecca Bingo Hall.

## Description

The property comprises an end-terrace unit of steel frame construction with approximately 15% roof lighting over a concrete floor. Elevations are brick built with a minimum eaves height of approximately 2.77m. There are two manually operated concertina doors which lead directly on to Aylsham Way.

Internally there is an office area the front leading to the warehouse/workshop which has fluorescent lighting over a concrete floor.

There are 4 carparking spaces.

## Accommodation

The property provides the following Gross Internal floor Area.

Description	sq m	sq ft
Office	7.89	85
Workshop	284.7	3,065
<b>Total GIA</b>	<b>292.6</b>	<b>3,150</b>

## Services

We understand mains electricity, water, sewage and gas are connected to the unit.

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 & Premises
Rateable Value	£12,500

\*The occupier may benefit from business rates exemption subject to the number of properties the tenant occupies. Please contact Norwich City Council for further information.

## Legal Costs

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

## Tenure

The premises are available to let by way of a full repairing and insuring lease for a term of years to be agreed at a quoting rent of **£26,775 per annum exclusive**.

## VAT

It is understood that VAT is not applicable.

## Viewing & Further Information

Strictly by appointment with the sole letting agents:-

### Brown&Co

**Andrew Haigh**

01603 598261

07817 648442

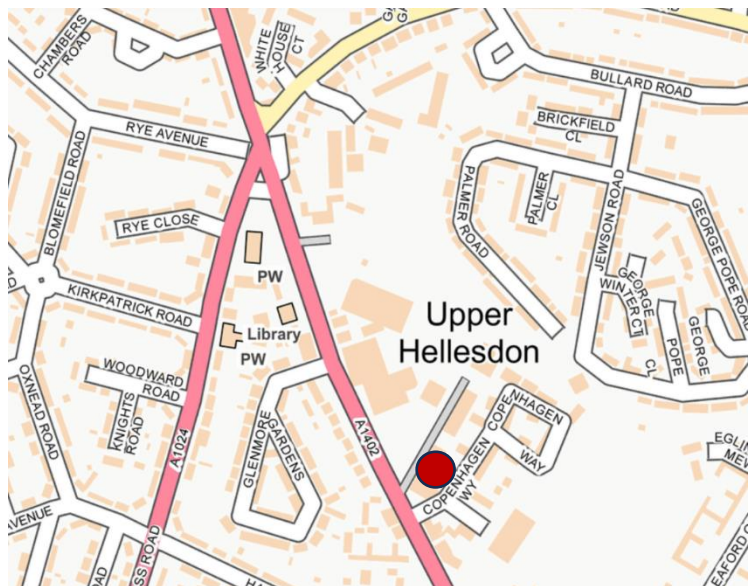
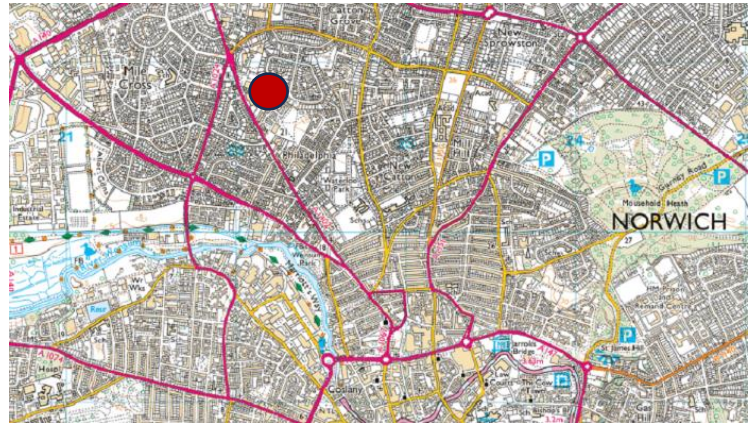
Andrew.haigh@brown-co.com

**Lorcan Forde**

01603 629871

07917 923984

Lorcan.forde@brown-co.com



## 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 or 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 Single 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: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

The Atrium, St Georges Street, Norwich NR3 1AB  
01603 629871 | norwich@brown-co.com

**BROWN & CO**

