



OFFICE AND WAREHOUSE FACILITY

Unit 4 MB Site, Norwich Road, South Burlingham, Norwich, Norfolk, NR13 4EZ

BROWN & CO



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TO LET £35,000 PAX

- Easy access to the A47
- Within a well presented business park
- Carparking for approximately six vehicles



DESCRIPTION

The property comprises an office and warehouse facility within a shared yard. Internally, a full mezzanine floor has been installed within the front part of the unit, incorporating a central void to facilitate forklift access, together with safety railings.

The warehouse area provides a solid concrete floor, a roller shutter loading door, and incorporates an eaves height of approximately 2.52 metres, along with a number of partitioned offices and storage areas. To the right-hand side, there is further warehouse accommodation offering a minimum eaves height of approximately 4.15 metres, rising to 6.56 metres at the apex.

The rear extension provides additional office accommodation, together with a further warehouse area with a minimum eaves height of 2.79 metres, rising to 3.44 metres.

Externally there is parking to the front of the unit, providing approximately six car parking spaces.

ACCOMMODATION

Measured on a gross internal basis, the property comprises the following floor areas:

DESCRIPTION	Sq ft	Sq m
Ground floor	5,253	488.0
First floor	2,785	258.7
TOTAL GIA	 8,038	 746.7

LOCATION

The property is well located on Norwich Road in South Burlingham, approximately 6 miles east of Norwich, benefitting from easy access to the nearby A47, the main arterial route connecting Norwich with Great Yarmouth and linking to the wider road network including the A11 and A140.

The surrounding area comprises a well established industrial location with a range of workshop occupiers to include Abbey Memorials (Stonecraft), Abbey Electrical, Precision Knives and Devonshire Crafts.

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 is currently assessed under multiple listings and will require reassessment on an individual basis. For further information please contact the Business Rates team at Broadland District Council.

RENT

£35,000 per annum exclusive.

LEASE & RENTAL TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

EPC

To be confirmed.

VAT

It is understood the property is/is not elected for VAT and VAT therefore will/will not be charged in addition to the rent. [to be confirmed]

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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