



SHORT-TERM STORAGE UNITS, NORFOLK SHOWGROUND, DEREHAM ROAD, NORWICH, NR5 0TT

- Available until May 2026
- Well-located just off the Longwater roundabout on the A47
- Cost-effective space inclusive of business rates and electricity

TO LET FROM £2,100 pcm

518.9 to 1,707.4 sq m (5,990 to 18,378 sq ft)

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BROWN & CO

Property and Business Consultants
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Location

The showground is conveniently located on the A47 west of Norwich, close to the A11 and only 20 minutes from Norwich rail station and the airport.

Longwater Retail Park is located on the opposite side of the A47 and has a good selection of major retailers including Sainsbury's, Boots, Sports Direct, The Range and Next. There is also a Premier Inn and Park and Ride bus service into Norwich City Centre within close proximity to the Showground.

Directions to the Showground are as follows:

By Car – Postcode for Sat Nav: NR5 0TP

From the North and West – easily situated just off the A47 Norwich Southern Bypass at the A1074 Longwater Interchange.

From the South and East – Travelling to Norwich via the A11 from London any beyond or A140 from Ipswich, take the A47 westbound and follow the signs for Norfolk Showground.

Description

Available on a short-term basis are three agricultural sheds located in the south portion of the Norfolk Showground.

They provide open-plan storage space and can be let individually or together. The barns can be occupied until May 2026.

The rent is inclusive of business rates and electricity.

Accommodation

The property provides the following gross internal area:

Description	sq m	sq ft
Shed 1	568.9	6,124
Shed 2	518.9	6,264
Shed 3	556.5	5,990
Total	1,707.4	18,378

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.

Tenure

The Property is available to let on a short-term, full repairing basis for a rent of £2,100 pcm for each shed.

Legal Costs

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

EPC Rating

Not applicable.

VAT

It is understood that VAT is applicable.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

The Atrium
St George's Street
Norwich, NR3 1AB
Tel: 01603 629871

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