

**Showroom**  
532.5 m<sup>2</sup> (5,732SqFt)

Showroom

To Let

**MOTOR DEALERSHIP  
SHOWROOM**

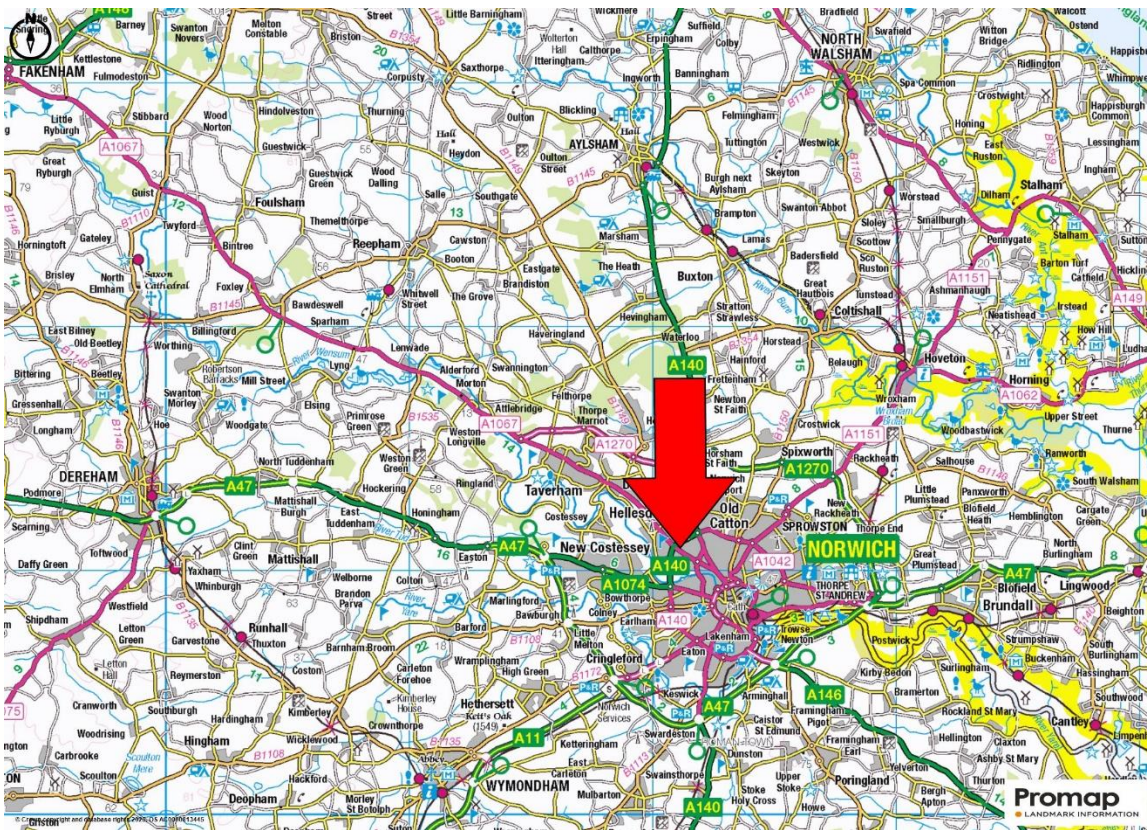
**EXCELLENT TRADING  
LOCATION CLOSE TO OTHER  
MOTOR TRADE AND  
BUILDING SUPPLY  
COMPANIES**

**34-38 Whiffler Road, Norwich, Norfolk NR3 2AZ**

Norwich is the administrative capital of Norfolk and home to a population of around 250,000 in the built-up area. It is situated 114 miles north east of London and is accessible via the A11/M11, linking to Cambridge and London, and the A47 to the Midlands.

The property is situated on Whiffler Road, Whiffler Road Trading Estate is a popular estate situated with access directly from Norwich's outer ring road and leading to the A1067 Norwich to Fakenham Road.

It is situated close to Asda and nearby occupiers on the estate include Busseys Ford, High Ball indoor Climbing Centre, High Altitude Trampoline Park, Mercure Norwich amongst other trade counter and motor trade uses.



Note: Arnolds Keys for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

**Description**

The subject property comprises a purpose-built motor showroom partially of steel portal frame construction.

The showroom is fitted to a good standard, featuring ceramic tile flooring, a suspended ceiling, LED lighting, and a fully glazed frontage to the car sales area and to Whiffler Road.

Externally, the property is laid to brick-weave surfacing, providing car sales display and parking for up to 11 vehicles.

**Accommodation**

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

Description	m <sup>2</sup>	Sq Ft
Showroom and Offices	532.50	5,732

**Terms**

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£57,500 per annum exclusive**.

The vendors may consider a freehold sale and offers will be considered.

**Business Rates**

To be assessed

**Legal Costs**

The incoming tenant will be responsible for both parties' reasonably incurred legal fees.

**VAT**

The vendor reserves the right to charge VAT in line with current legislation.

**EPC**

The property has an EPC rating of: **C**

**Viewing and further information**

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - GWBG/njr/120

