



DETACHED LIGHT INDUSTRIAL/STUDIO UNIT WITH OFFICES
50-52 Bessemer Road, Norwich, NR4 6DQ



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Description of property
FOR SALE O.I.R.O £975,000
TO LET £72,000 PAX

- Well specified refurbished industrial/studio unit
- Fenced and gated site
- Suitable for a variety of uses s.t.p.
- Well located with excellent transport links



DESCRIPTION

The property comprises a detached light industrial unit of steel portal-frame construction with brick and metal clad elevations beneath a pitched metal roof. The property benefits from roller shutter loading access, parking and loading areas within a secure fenced site of 0.31 acres (35% site cover).

Internally, the property has a small reception area leading to a large studio space with infinity coving specialist to its original use as a car photography studio. There are two WCs and a kitchenette which have been finished to a good standard. A further workshop/store is located off the main studio. The property has an eaves height of approximately 5.2m.

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

DESCRIPTION	Sq ft	Sq m
Ground floor	4,910	456.1
First floor offices	1,321	122.7
TOTAL GIA	6,230	578.8

LOCATION

The property is situated on Bessemer Road, an established commercial location within Norwich. The immediate area

accommodates a diverse range of trade, industrial and warehouse occupiers, benefiting from strong local amenities and a surrounding residential population.

Bessemer Road provides excellent connectivity, with convenient access to Norwich city centre, approximately 2 miles to the east, and to the wider regional road network via the A47 Southern Bypass, providing links to Great Yarmouth, King's Lynn, Cambridge, and the national motorway network.

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

Business rates will be the responsibility of the occupier. The property has the following assessment:

Rateable Value (from 1st April 2026) - £18,500

Rates Payable - £7,992

TENURE

The freehold is available for sale with vacant possession, seeking offers in the region of £975,000.

Alternatively, the property is available to let by way of a new full

repairing and insuring lease for a term of years to be agreed, at a rent of £72,000 per annum exclusive.

EPC

The property has the following EPC ratings:

50 Bessemer Road - E(111)

52 Bessemer Road - C(64)

VAT

To be confirmed.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Brown&Co

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