



Light Industrial / Warehouse Unit

638.5 Sq M (6,873 Sq Ft)

Industrial

To Let

REFURBISHED

2 DOCK LEVEL LOADING
DOORS & SCISSOR LIFTS

OFFICE, KITCHEN & WCS

3 PHASE POWER

LED LIGHTING

EXCELLENT ACCESS TO
OUTER RING ROAD WITH
DIRECT ACCESS TO A47 AND
A11

Unit 4, 5 Whiffler Road, Norwich, Norfolk NR3 2AG

The property is situated close to the entrance to the Whiffler Road Industrial Estate, approximately 1.5 miles northwest of Norwich City centre, and is accessed from the A1067 Drayton Road. The junction with the A140 outer ring road is close by and which provides direct access to the A47 and A11.

Unit 4, 5 Whiffler Road, Norwich, Norfolk NR3 2AG

Description

Unit 4, 5 Whiffler Road comprises A recently refurbished light industrial/warehouse unit with 2 dock-level loading doors with scissor lifts, an office with kitchenette, WCs, LED lighting, and 3 phase power. The minimum eaves height is 3.6m.

Externally, the unit is served by a loading area and car parking to the front of the unit.

Accommodation

Description	M ²	Sq Ft
Workshop	577.69	6,218
WC/Office/Kitchen	60.81	655
Total GIA	638.5	6,873

Terms

A new lease is available for a term to be agreed at a quoting rent of £38,000 per annum exclusive.

Business Rates

The property will need to be assessed for business rates.

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.



Energy Performance Certificate

The property has an energy performance rating of C.

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Nick O'Leary
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SUBJECT TO CONTRACT - NOL/njr/27636/120

