



## 4 CALEY CLOSE, SWEET BRIAR INDUSTRIAL ESTATE, NORWICH NR3 2BU

**TO LET**  
**13,012 SQ FT (1,209 SQ M)**

- Established location to the north-west of the City centre
- Situated within easy access of the A140 outer ring road
- 6.5m to eaves in the warehouse
- Two storey offices of 2,198 sq ft (204 sq m)



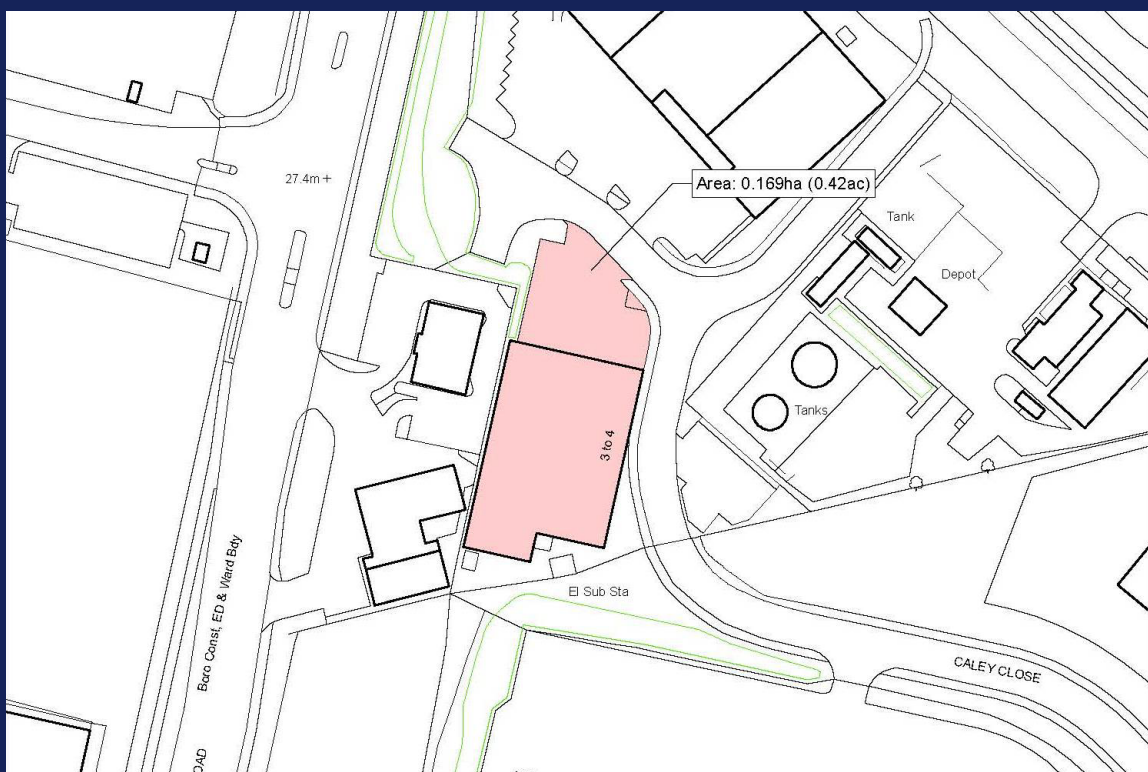
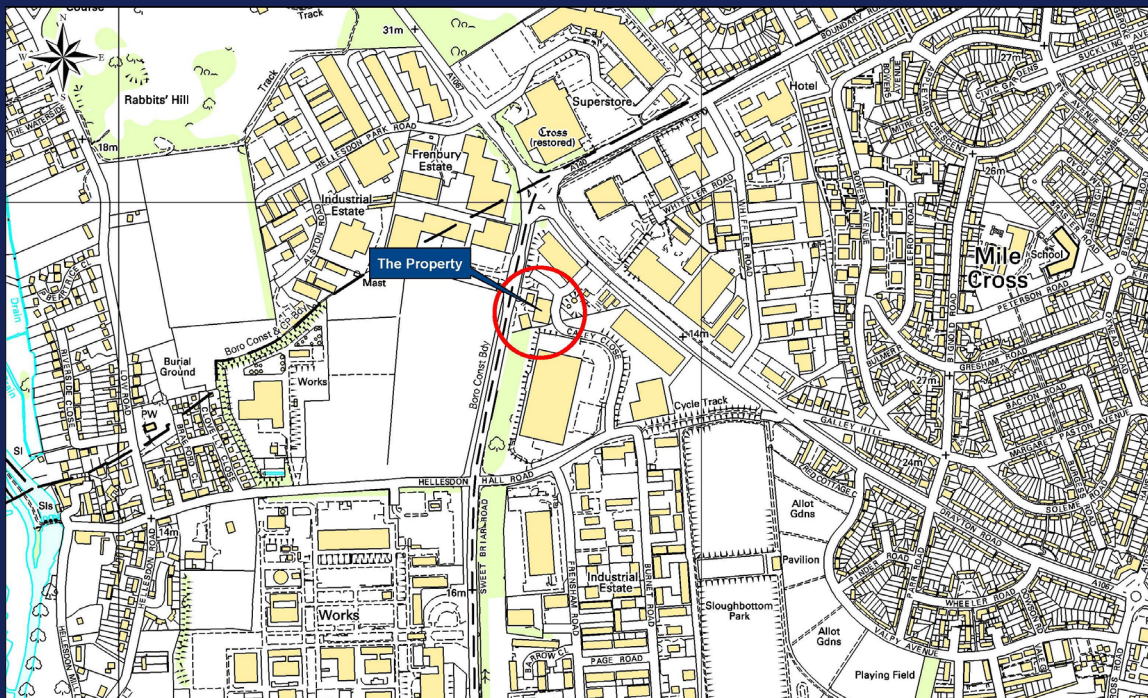
## LOCATION

Caley Close forms part of the established Sweet Briar Industrial Estate which is situated 3 miles to the north-west of Norwich city centre.

The A140 outer ring road is within a short drive, where access is provided to the A47 via the Dereham Road, and to the A11 approximately 3 miles to the south.

Norwich International Airport, which has two flights per day to Amsterdam Schiphol, is 3 miles to the north-east.

Other occupiers in the immediate vicinity include Amazon, Wickes and Drayton Windows. There is a Marks & Spencer food store and a Costa Coffee on the nearby Sweet Briar Retail Park.



## SUMMARY

### Description

The property comprises a stand-alone industrial/warehouse unit of steel portal frame construction under a single pitch roof with skylights.

The elevations are part brick, part metal clad and there is a full height roller shutter door at the front.

The warehouse has a concrete floor and benefits from flexible column free space with a generous eaves height of 6.5m.

There are also ground and first floor offices, with male and female WCs.

The property has LED lights throughout the warehouses and office areas.

### Accommodation

The following gross internal areas are provided:

Warehouse	10,814 sq ft (1,005 sq m)
Offices (GF & FF)	2,198 sq ft (204 sq m)
<b>Total</b>	<b>3,012 sq ft (1,209 sq m)</b>

Externally, there is a yard at the front of the unit which includes 14 car parking spaces.

### Additional information

#### Services

We understand that mains water and three phase electricity are provided to the unit.

#### Rateable Value

According to the VOA website, the property has a Rateable Value of £78,000.

#### Terms

The property is held on a 10 year lease to expire on 30 November 2032. There is a tenant only break clause on 1 December 2029.

For further information including the rent passing, please contact the sole agents.

#### EPC

The property has an energy rating of 48B.

#### Further Information

For further information or to arrange a viewing, please contact:

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## GALLERY

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