



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)

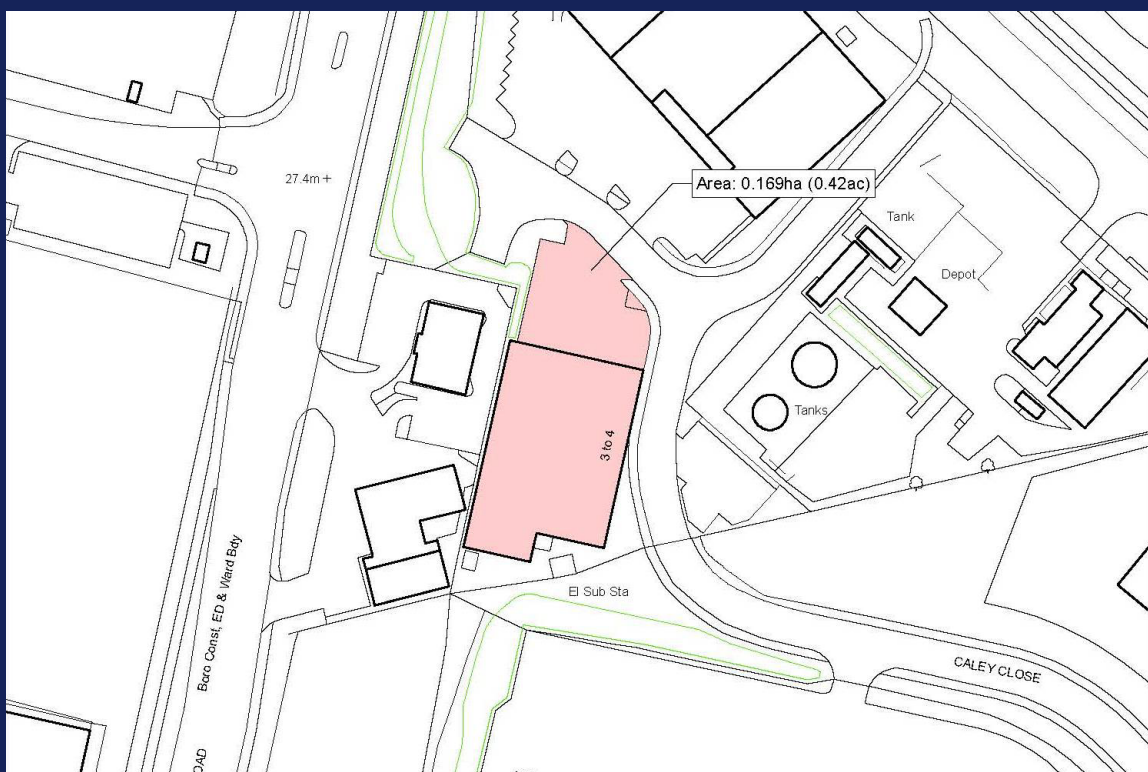
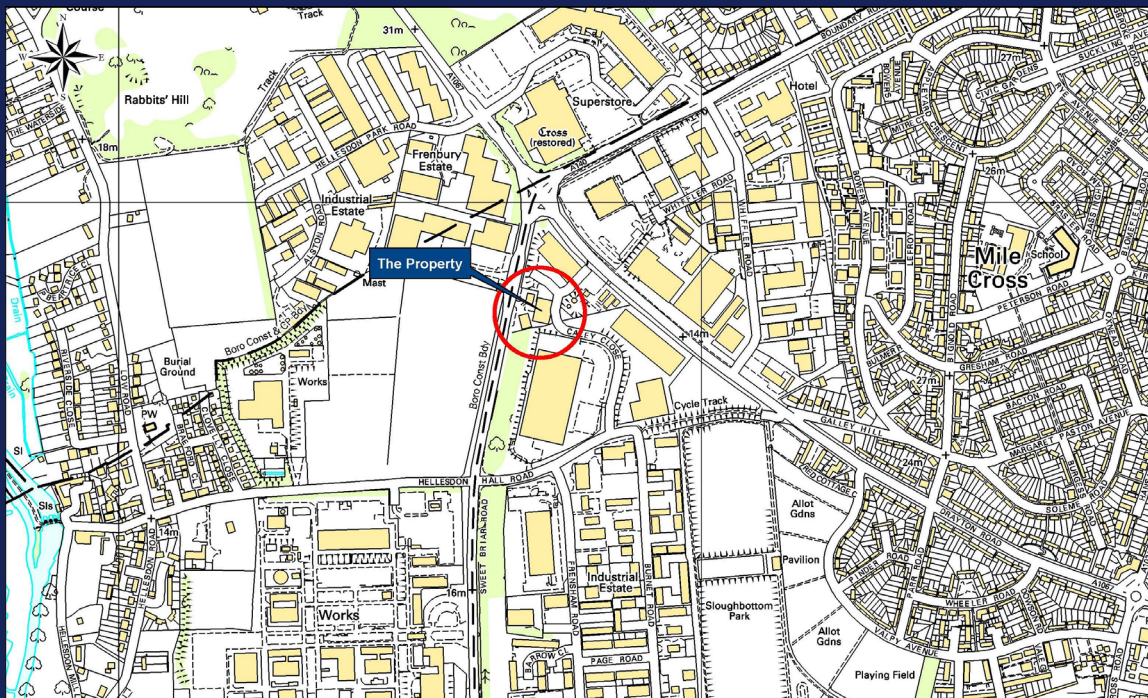
LOCATION

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)
Total	13,012 sq ft (1,209 sq m)

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

