



Land and Commercial Buildings on an
Extensive Secure Site

14,051 sq ft (1,305 sq m) on
1.96 acres (0.79 ha)

- Popular location on established estate close to Norwich Airport
- Easy access to both the A1270 (Northern Distributer Road) and the Outer Ring Road
- Offices, workshops and open storage

10 ANSON ROAD, NORWICH NR6 6ED

TO LET

Location

The property is located on the airport industrial estate, to the north of Norwich city centre and within a short drive of the Northern Distributor Road (A1270). Anson Road is situated close to the entrance to the estate, with nearby occupiers including Northgate Vehicle Hire, Lotus Cars and Booker Cash & Carry. The Aviation Academy is opposite.

Description

The property comprises offices, stores, workshops and open storage on an extensive secure fenced site.

At the main entrance and fronting Anson Road, is a modern two-storey office building providing a mix of open plan and cellular space. The specification includes comfort cooling, suspended ceilings and carpets.

Adjacent to the offices is a terrace of workshops & stores. To the rear of the site is a more modern vehicle workshop of steel portal frame construction, with a gantry crane and loading to the main yard.

The western terrace provides further workshops and stores.

The remainder of the site is hard-standing and open storage.

Accommodation

The following gross internal floor areas are provided:

Two-storey offices	-	3,518 sq ft (327 sq m)
Adjoining terrace	-	4,383 sq ft (407 sq m)
Vehicle workshop	-	2,830 sq ft (263 sq m)
Western terrace	-	3,320 sq ft (308 sq m)
Total	-	14,051 sq ft (1,305 sq m)

The site area is approximately **1.96 acres (0.79 hectares)**.

Terms

A new full repairing and insuring lease is available for a term to be agreed.

Quoting Rent

The quoting rent is £130,000 per annum.

Rateable Value

According to the gov.uk website, from 1 April 2023 the property will have a rateable value of £59,500.

For the current rate in the pound, please contact the joint agents.

Energy Performance Certificate

The property has an energy efficiency rating of 97 which falls within band D. A copy of the EPC is available upon request.



Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing

For further information or to arrange a viewing, please contact the joint sole agents:

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