



Light Industrial / Warehouse Unit

4,232 sq ft (393 sq m)

- Popular location on an established Estate close to Norwich Airport
- Easy access to both the A1270 (Northern Distributer Road) and the Outer Ring Road
- Detached unit with offices and good-sized yard

16 HURRICANE WAY, NORWICH, NR6 6EY
TO LET

Location

The Airport Industrial Estate is an established and popular location situated to the north of Norwich City centre and within a short drive of the Northern Distributor Road (A1270).

The property is situated on the south side of Hurricane Way, a short drive from the entrance to the Estate, at its junction with Fifers Lane. Nearby occupiers include Trott Rentals, Booker Cash & Carry, Lotus Cars and a Greggs food outlet.

Description

The property comprises a detached warehouse/workshop, with first floor offices and a good-sized yard.

It is of steel portal frame construction under a double pitched roof with rooflights and plastic-coated profile sheeting to the front elevation.

The following features and specification is provided:

- Electric roller shutter door
- Open plan warehouse area
- First floor office and kitchenette
- Male and female WCs
- A concrete yard at the front for parking and loading

Accommodation

The unit provides the following gross internal floor areas:

Ground floor	-	3,737 sq ft	(347 sq m)
First floor	-	495 sq ft	(46 sq m)
Total	-	4,232 sq ft	(393 sq m)

Terms

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

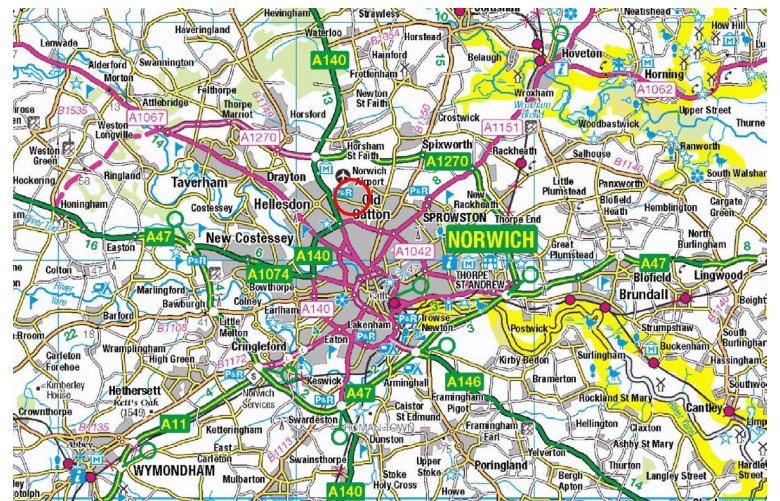
Rateable Value

According to the Valuation Office Agency, the Rateable Value is £20,500.

Energy Performance Certificate

An updated EPC will be undertaken post-refurbishment.

The current energy performance rating is E.



Viewing

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

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