



15A SALHOUSE ROAD, NORWICH NR7 9AU

**TO LET | WAREHOUSE / WORKSHOP UNIT
36,193 SQ FT (3,362 SQ M)**

- Established location a short drive from the outer ring road
- Extensive frontage to Salhouse Road
- Flexible terms at a competitive £5 per sq ft rent
- May sell

LOCATION

The property is situated 2 miles to the north-east of Norwich City centre in an established location, and a short distance from the A1042 outer ring road.

The A1270 (Northern Distributor Road) is 2 miles to the east, with direct access along Salhouse Road.

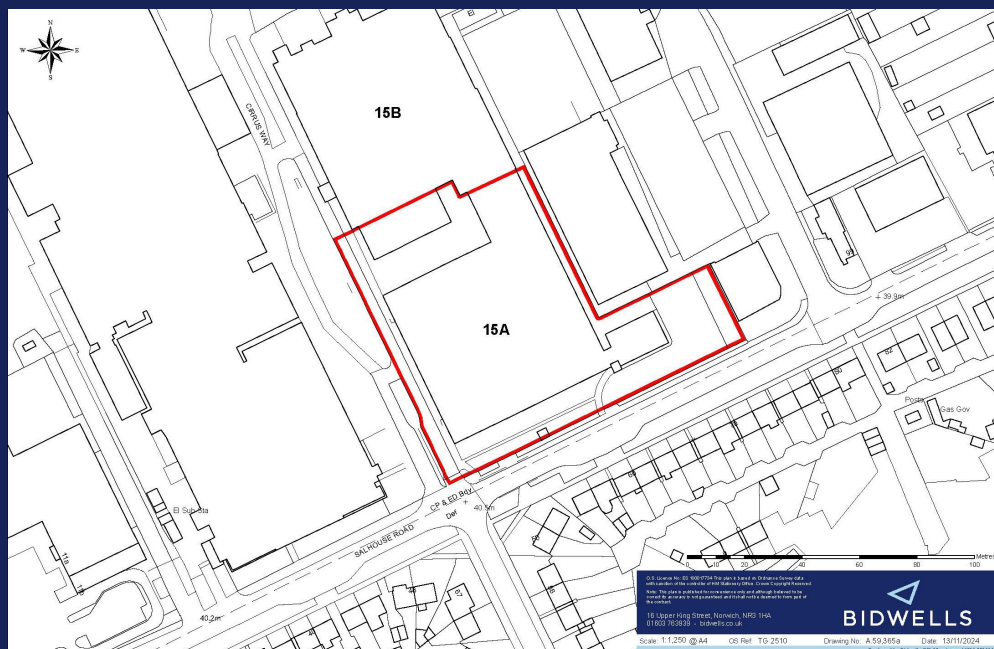
This in turn provides a dual carriageway link to Norwich Airport and the A47 at the Postwick junction to the south. The A47 links to Great Yarmouth in the east, the A11 and beyond to King's Lynn in the west.

Other occupiers in the immediate vicinity include Fitzmaurice Carriers, MSI International and Berry Global.

At the Sprowston Retail Park a short distance to the west, there is a KFC.

The property is situated at the junction of Cirrus Way and Salhouse Road.

Sat Nav – NR7 9AU



SUMMARY

Description

The property comprises a single storey warehouse/workshop unit with brick elevations under a north lit roof. There are offices along the southern elevation fronting Salhouse Road, with loading off Cirrus Way.

The main warehouse has a concrete floor, three loading doors and a height of 4m to the underside of the beam.

There are cellular offices at the front the building, which benefit from carpets and lighting. Also included are male & female WCs and a kitchen area.

Accommodation

The following gross internal floor areas are provided:

Warehouse	-	32,324 sq ft (3,003 sq m)
Offices	-	3,870 sq ft (359 sq m)
Total	-	36,193 sq ft (3,362 sq m)

There is also a building known as the Old Tool Room, which provides a further 3,870 sq ft (359 sq m). This could also be demolished to provide a larger yard.

In addition, there is an adjacent two-storey office building of 3,062 sq ft (284 sq m) with 26 car parking spaces, which can be made available either as a whole or on a floor-by-floor basis.

Further details upon request.

Additional information

The property is available on flexible terms from 12 months upwards to be agreed.

The quoting rent is £5 per sq ft.

The owners of the property will also consider a freehold sale.

Business Rates

According to the Business Rates section of the gov.uk website, the property has a Rateable Value of £135,000.

EPC

A copy of the EPC is available upon request.

Legal costs

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

Further information

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

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GALLERY

