



**Industrial / Warehouse Premises**  
387.71 m<sup>2</sup> (4,173 sq ft) to 1,052.11 m<sup>2</sup> (11,323 sq ft)

Industrial

For Sale

**INDUSTRIAL / WAREHOUSE UNITS WITH OFFICES**

**ESTABLISHED COMMERCIAL LOCATION NORTHWEST OF NORWICH**

**QUICK ACCESS TO BROADLAND NORTHWAY**

**BENEFITTING FROM SOLAR PV PANELS**

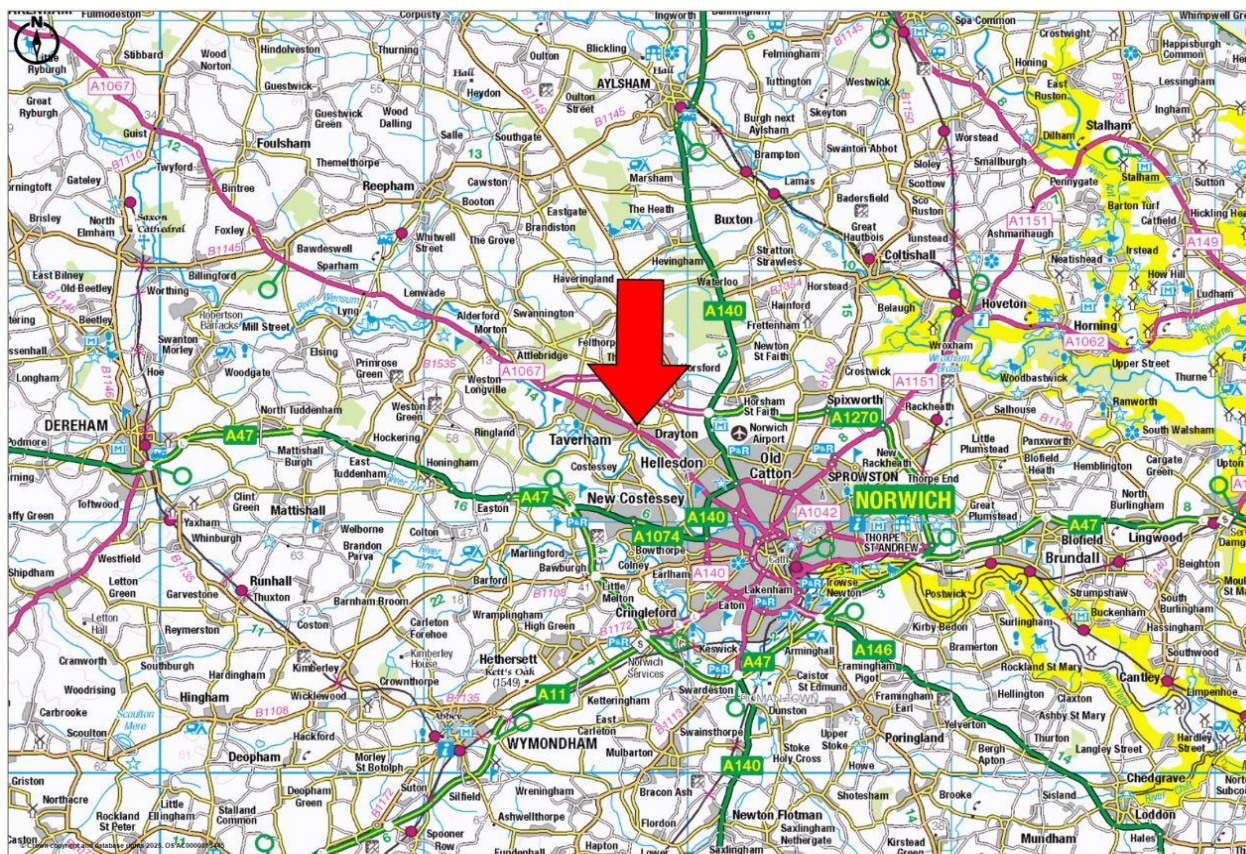
**ROLLER SHUTTER LOADING DOORS**

**FREEHOLD**

**Units 2 & 3 Drayton Industrial Estate, 2-3 Taverham Road, Drayton, Norwich, Norfolk NR8 6RL**

Norwich is the administrative centre for Norfolk, serving a population of c. 215,000 in the built-up area. By road, it is principally served by the A11 heading towards Cambridge and London, and the A47 heading towards the Midlands. There is a mainline train station providing a direct route to Cambridge within 80 minutes and London within 110 minutes.

The units are situated on Drayton Industrial Estate, approximately five miles northwest of Norwich City centre and three miles south of the Broadland Northway (NDR), which provides access to the wider road network.



Note: Arnolds Keys for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



### Description

The units are of steel portal frame construction with block elevations beneath a fibre cement sheet roof. Windows are part UPVC framed and part timber framed.

Units 2 and 3 are interconnected, offering open plan industrial and warehousing accommodation at ground floor level with ancillary office space. Unit 2 provides additional first floor office accommodation, while Unit 3 benefits from an extensive full width mezzanine. Both units feature polished concrete floors, LED strip lighting, Powermatic heating, and a manually operated roller shutter loading door measuring approximately 4.9 m in height and 4.0 m in width.

The property benefits from solar PV panels installed on the roofs.

Externally, the buildings share a communal car parking area to the front, with spaces also allocated to the property.

### Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

Description	M <sup>2</sup>	Sqft
<u>Unit 2</u>		
Ground Floor Warehouse	585.14	6,298
First Floor offices	79.26	853
<b>Subtotal</b>	<b>664.40</b>	<b>7,151</b>
<u>Unit 3</u>		
Ground Floor Warehouse	232.30	2,500
Mezzanine	155.41	1,673
<b>Subtotal</b>	<b>387.71</b>	<b>4,173</b>
<b>Total</b>	<b>1,052.11</b>	<b>11,323</b>

### Terms

The freehold interest in the property is available for sale at **£1,000,000** exclusive.

### Legal Costs

Each party to bear their own costs

### VAT

Our client reserves the right to charge VAT in line with current legislation.

### EPC

The property has an EPC rating of: C

### Business Rates

Please contact the agent for further information.

### Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Guy Gowing

[guy.gowing@arnoldskeys.com](mailto:guy.gowing@arnoldskeys.com)

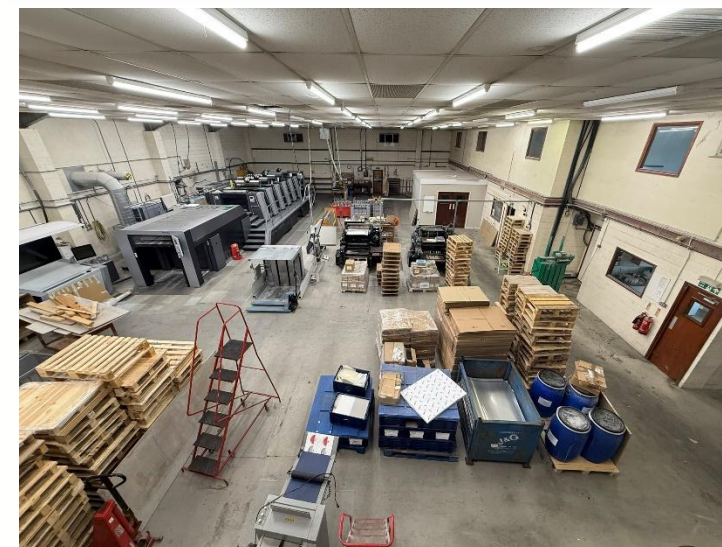
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Harry Downing

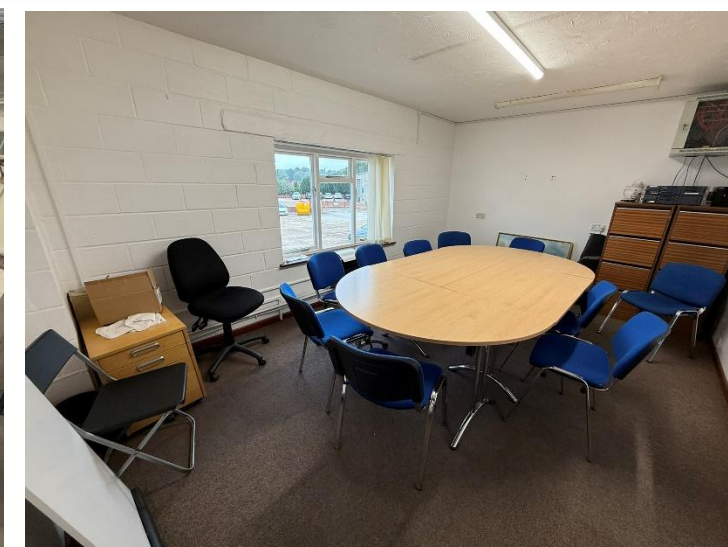
[harry.downing@arnoldskeys.com](mailto:harry.downing@arnoldskeys.com)

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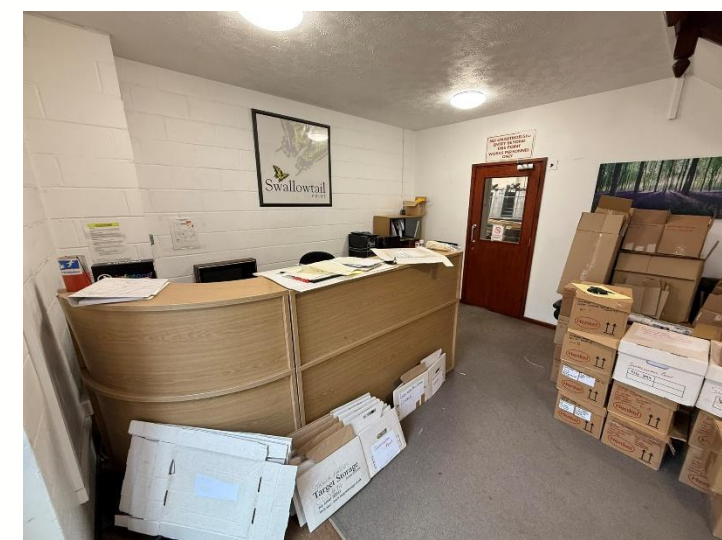
SUBJECT TO CONTRACT - HRD/njr/120



Unit 2 Warehouse



Unit 2 Office



Unit 2 Reception



Unit 2 Kitchen



Unit 3