

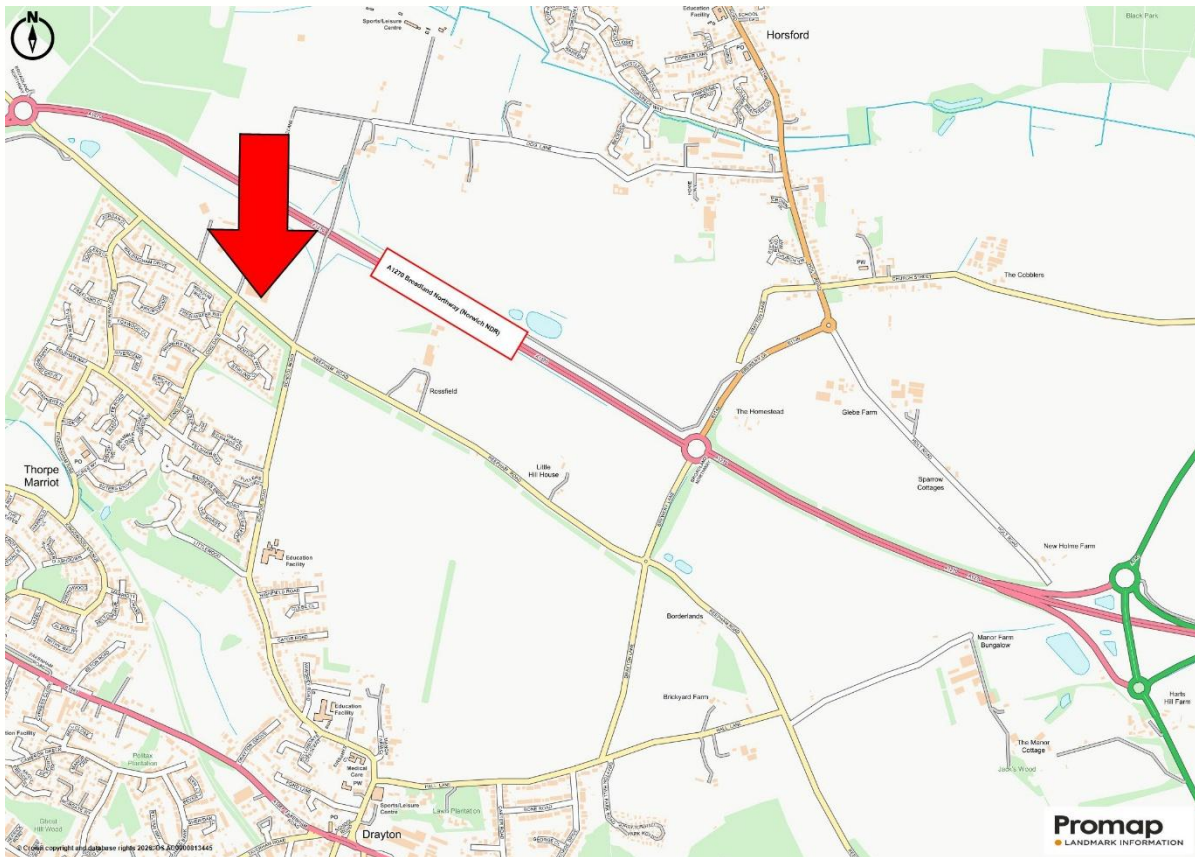


Industrial / Warehouse Premises

5,855.39 m² (63,029SqFt)

Industrial

To Let



PROMINENT ROADSIDE FRONTAGE ON THE BUSY REEPHAM ROAD (B1149)

GENEROUS ON-SITE FORECOURT/YARD SPACE FOR PARKING AND DELIVERIES

LARGE VEHICULAR ACCESS DOORS

CONVENIENT ACCESS TO THE BROADLAND NORTHWAY (NDR) NORWICH CITY CENTRE, AND NORWICH INTERNATIONAL AIRPORT

Kieft & Sons Premises, Reepham Road, Norwich, NR10 3AL

Situated on the well-connected Reepham Road (B1149), this property offers an excellent opportunity for businesses seeking versatile warehousing or industrial accommodation approximately 6 miles northwest Norwich city centre and within easy to The Broadland Northway and Norwich International Airport.

The premises are prominently positioned on the main Reepham Road, providing good roadside visibility and easy access to the surrounding areas of north of Norwich, and the wider north Norfolk area.

Description

The property comprises a modern detached warehouse in three bays of steel frame construction under a pitched and insulated sheet steel roof with PVC roof lights. Loading access is to the east, including one tailgate loading bay. The warehouse benefits from a concrete floor and a minimum eaves height of 3.5m. Internally the central bay is divided with cold stores at the rear.

Adjacent to the road is a single storey office module with offices and reception area, generally with tiled floors, plastered emulsion wall finishes, strip lighting and spot lighting in the reception area.

There is ample concrete hard standing for loading and external storage. The building sits on a generous plot with additional land area available by separate negotiation.

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 ²	Sq Ft
Warehouses	5,671.58	61,048
Offices	184.04	1,981
Total	5,855.62	63,029

Site Area	1.475 Ha	6.45 Ac
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Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£380,000 per annum exclusive**.

Business Rates

The property is not currently entered onto the Valuation Office Agency website for an estimate of the rates liability, please contact the agents.

Planning

An application has been made of a change of use to Class E (light industrial) and B8 (warehousing) and the consent will be obtained prior to leasing.

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: TBC

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Guy Gowing

guy.gowing@arnoldskeys.com

DDi: 01603 216804

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - GWBG/njr/120



Warehouse Bay 1



Warehouse Bay 2



Warehouse Bay 3



Reception



Office



External