

The Bulb Warehouse

Kieft & Sons Premises, Reephram Road, Norwich, NR10 3AL
3,990.92m² – 5,855.62m² (42,958 Sqft – 63,029Sqft)

TO LET

Arnolds | Keys



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



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

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.

To the front of the warehouse is a single storey 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.



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.



Industrial / Warehouse Premises

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 with access from Reepham Road, providing good roadside visibility and easy access to the surrounding areas of north of Norwich, and the wider north Norfolk area.



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
Bay 1, Bay 2 & Office	3,990.92	42,958
Bay 3	1864.7	20,071
Total	5,855.62	63,029
Site Area	1.475 Ha	3.65 Ac



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

Planning consent has been secured for Warehousing (B8) and light industrial use (Class E (g ii & iii)).

Broadland planning ref: 2026/0020

Legal Costs

Each party to bear their own costs.

VAT

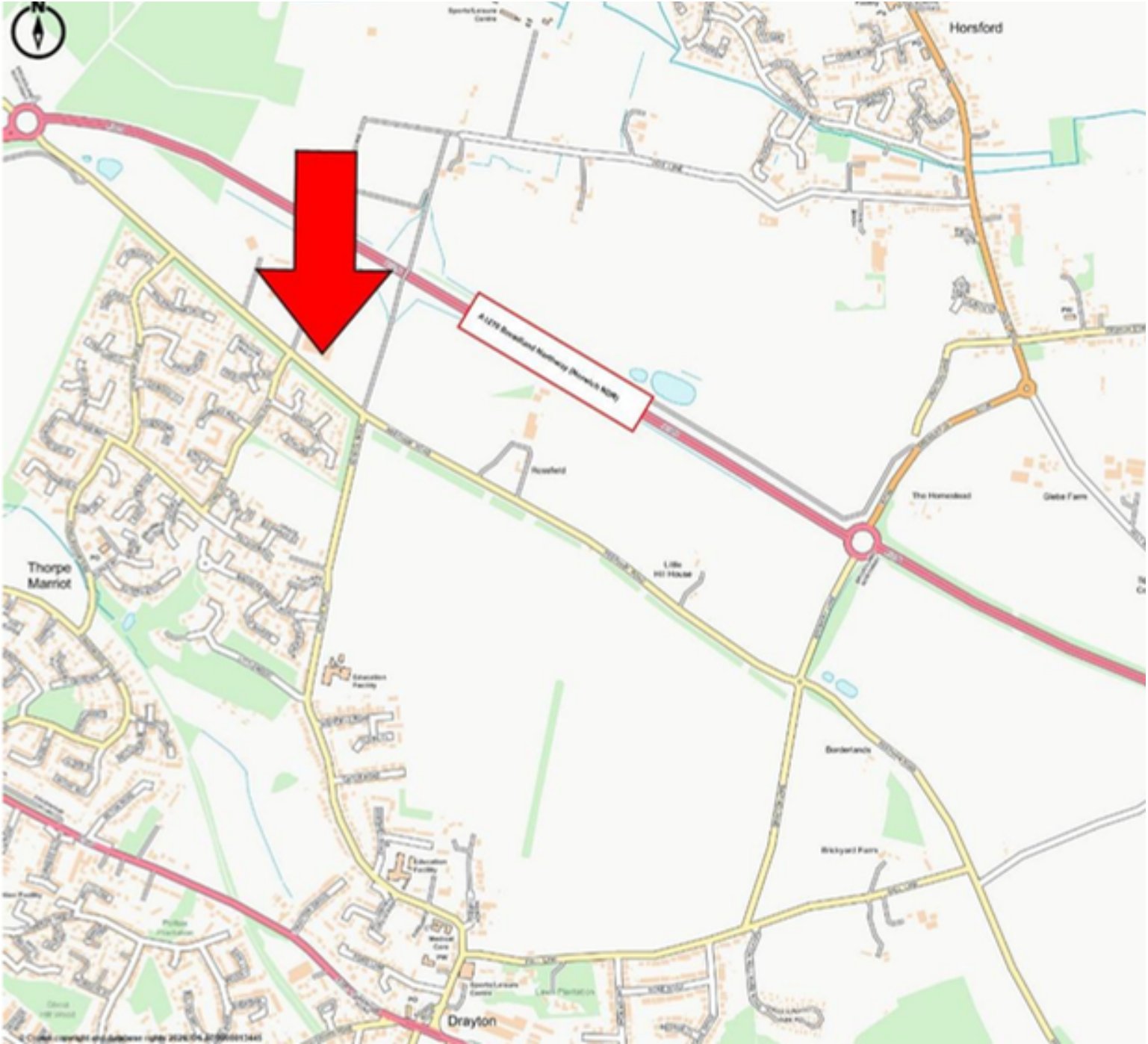
Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: **C**



Site Map & Location



Note: Arnolds Keys for themselves and for the vendors or lessees 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 lessees 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.

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Commercial Agency



**Viewings strictly by
appointment only, with the
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