



Modern Warehouse / Light Industrial Unit

604.62 m² (6,508 SqFt)

Industrial

TO LET

HIGH QUALITY MODERN WAREHOUSE UNIT

EASY ACCESS TO A47 SOUTHERN BYPASS

3-PHASE POWER

ADJACENT TO LONGWATER RETAIL PARK WITH NUMEROUS AMENITIES

13 PARKING SPACES

Unit C2 - C4, Eastern Court, Ernest Gage Avenue, New Costessey, Norwich, NR5 0JU

The subject property is located in the heart of the Longwater Employment Area, situated on the western outskirts of the City of Norwich. Longwater has developed as a business and employment area over the last 15 years and is now home to a large Sainsbury's superstore, McDonalds, Starbucks, The Range, Ford & Slater amongst a variety of local and national occupiers.

Eastern Court is an attractive courtyard development of business units where occupiers include Norfolk Canoes, Morelli Group, and E-Med.

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.

Description

The subject property consists of three interconnected units, each equipped with a loading door and 3-phase power. Units C3 and C4 each feature an open-plan office or trade counter, as well as male and female toilets. The minimum eaves height is 5.3m to the haunch.

Externally, the forecourt provides parking for 13 cars, plus loading space.

Accommodation

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

Description	M	Sq Ft
Unit C2 - C4	604.62	6,508
Total	604.62	6,508

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£58,572 per annum exclusive**.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Warehouses and Premises

Rateable Value: £44,500

Rates Payable 2026/2027: £19,224

Legal Costs

The ingoing tenant will be responsible for both parties reasonably incurred legal fees.

VAT

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

EPC

The property has an EPC rating of: C

Viewing and further information

Strictly by appointment with the joint sole agents:

Arnolds Keys 01603 216825

Harry Downing

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SUBJECT TO CONTRACT - HRD/njr/120

