



Detached Industrial / Commercial Unit with Yard 188.22 m² (2,026sqft) 0.16ac (0.06ha)

Industrial

For Sale

Unit 3, Delta Close, Norwich, Norfolk NR6 6BG

RARE OPPORTUNITY TO
ACQUIRE FREEHOLD
INDUSTRIAL PREMISES OFF
VULCAN ROAD SOUTH

GOOD ACCESS TO OUTER
RING ROAD A1042

SECURE YARD

REDEVELOPMENT
POTENTIAL (STP)

FREEHOLD

VACANT POSSESSION
FROM AUGUST 2026

Delta Close is located off Vulcan Road, the main spine road through Norwich's longest established industrial area, linking the Norwich outer ring road to the Airport Industrial Estate. The property is approximately three miles north of Norwich city centre.

Via Vulcan Road, the Norwich outer ring road is easily accessible and provides convenient access to the rest of the city. It also offers good access to the Broadland Northway which has improved transport links to the wider arterial routes across Norfolk.

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 property comprises a single storey detached commercial building of brick and block construction beneath a flat roof. It is currently used as a gym.

Internally, the property is largely open plan with rear roller shutter loading access and also provides office and reception accommodation together with a kitchen and WC facilities at the front of the building.

The building is connected to mains electricity, water and drainage, and benefits from three phase power.

Externally, the property extends to 0.16 acres (0.06 hectares), providing forecourt parking for approximately four to five vehicles, in addition to a rear storage yard or further parking area. The site is secured by 2.4 metre palisade fencing.

Accommodation

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

	M ²	Sq Ft
Unit 3	188.22	2,026

Terms

The freehold interest in the property is available for sale at **£260,000 exclusive**.

The property will be vacant from 1st August 2026.

Business Rates

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

Description: Warehouse and premises

Rateable Value: £11,000

Rates Payable from 1st April 2026: £4,752.00

** The property is eligible for Small Business Rates Relief, subject to the occupier meeting the relevant qualifying criteria. Interested parties are advised to make their own enquiries with the Local Authority to confirm the relief that may be available.*

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: E

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr/120

