



Industrial Warehouse 655.70 m² (7,059SqFt)

Industrial

To Let

PURPOSE BUILT MOTOR
WORKSHOPS & OFFICES

EXCELLENT TRADING
LOCATION CLOSE TO OTHER
MOTOR TRADE AND
BUILDING SUPPLY
COMPANIES

34-38 Whiffler Road, Norwich, Norfolk NR3 2AZ

Norwich is the administrative capital of Norfolk and home to a population of around 250,000 in the built-up area. It is situated 114 miles north east of London and is accessible via the A11/M11, linking to Cambridge and London, and the A47 to the Midlands.

The property is situated on Whiffler Road, Whiffler Road Trading Estate is a popular estate situated with access directly from Norwich's outer ring road and leading to the A1067 Norwich to Fakenham Road.

It is situated close to Asda and nearby occupiers on the estate include Busseys Ford, High Ball indoor Climbing Centre, High Altitude Trampoline Park, Mercure Norwich amongst other trade counter and motor trade uses.

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 comprises a purpose motor repair warehouse partially of steel portal frame construction, clad with PVC-coated profiled sheet steel.

There are offices and ancillary accommodation located in the centre of the building, arranged over two floors

A purpose-built workshop features five loading doors opening onto the yard at the rear. The workshop is of a good specification.

Externally, the property is laid to brick-weave surfacing, providing car sales display and parking for up to 60 cars.

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
Workshop	467.85	5,306
Wash Bay	34.75	374
1 st floor office	153.16	1,649
Total NIA	655.70	7,059

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£65,000 per annum exclusive**.

The vendors may consider a freehold sale and offers will be considered.

Business Rates

To be assessed.

Legal Costs

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

VAT

The vendor 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 sole agents:

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SUBJECT TO CONTRACT - GWBG/njr/120

