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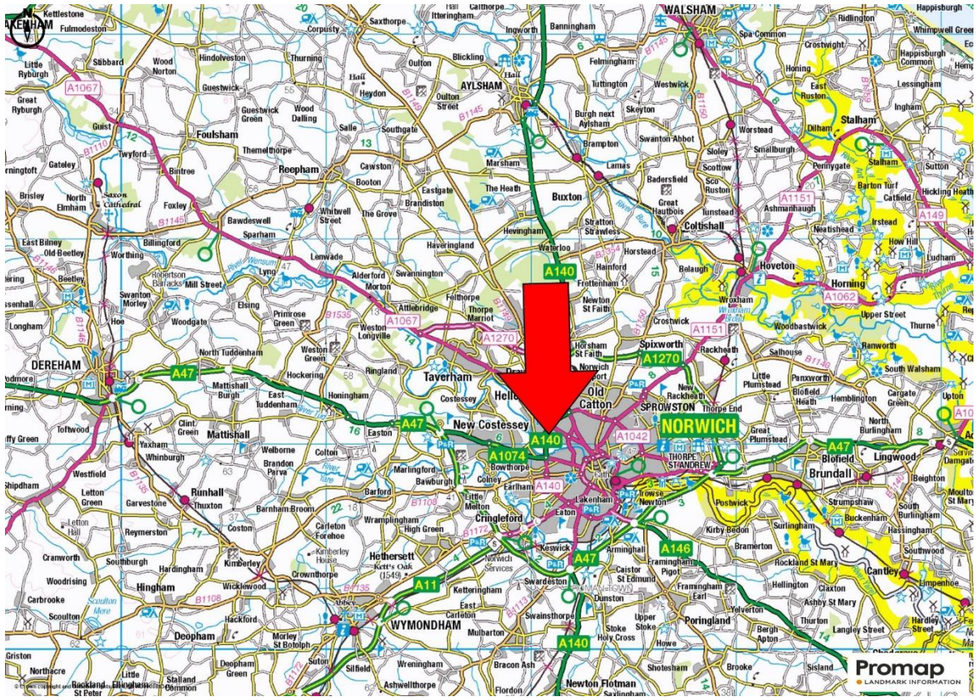

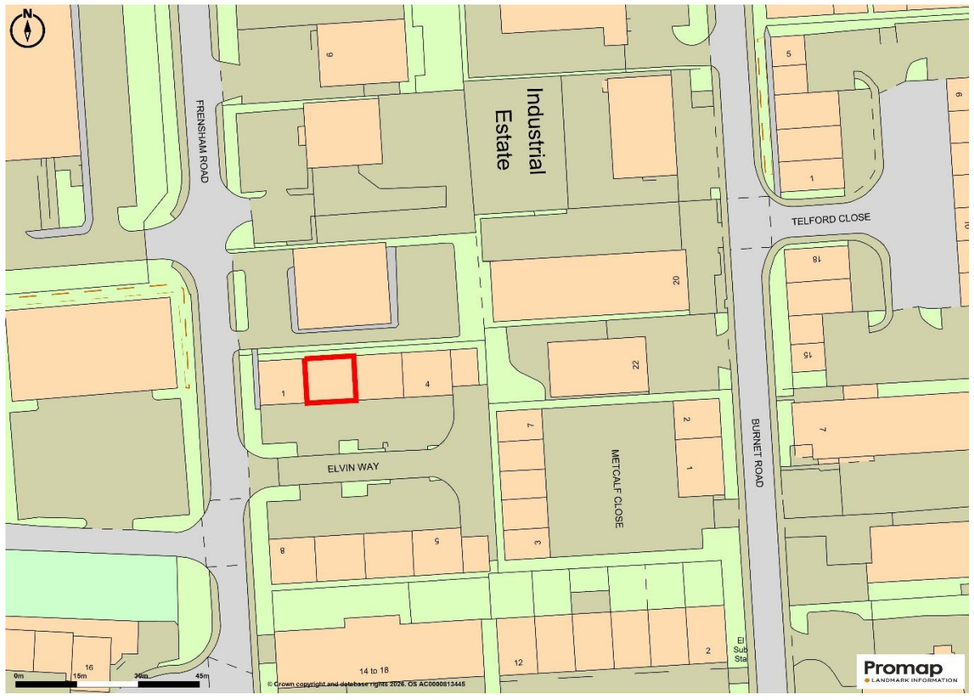

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, 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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Light Industrial Unit
115.85 m² (1,247SqFt)

Industrial

To Let

POPULAR ESTATE LOCATION

EASY ACCESS TO NORWICH RING ROAD

3 PHASE POWER

LOADING DOOR

2 Elvin Way, Sweet Briar Road Industrial Estate, Norwich, NR3 2BB

The subject property is situated on the Sweetbriar Industrial Estate on Elvin Way, which is accessed via Frensham Road, one of the main feeder routes into the estate.

The estate is well-established in the city and was developed from the late 1980's to accommodate a wide range of small and medium sized businesses, many of whom are locally based owner occupiers. Elvin Way consists of 8 industrial units which are provided in a variety of sizes.

RICS

arnoldskeys.com
25 King Street, Norwich, NR1 1PD
01603 620551

2 Elvin Way, Sweet Briar Road Industrial Estate, Norwich, NR3 2BB

Description

The property comprises a mid-terrace workshop building of steel portal frame construction, with brick infill walls and a profile steel sheet roof.

The unit is arranged predominantly as clear workshop space, with two small offices formed by demountable partitioning positioned to the side of the main loading door, allowing the principal workshop area to remain largely unobstructed.

The accommodation benefits from a WC, fluorescent tube lighting, concrete flooring and three-phase power.

A door within the dividing wall provides access to a separate adjoining workshop, which benefits from its own loading door.

Externally, the unit benefits from approximately four dedicated car parking spaces.

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	m²	Sq Ft
Total GIA	115.85	1,247

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£13,750 per annum exclusive.**

Business Rates

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

Description: Storage depot and Premises

Rateable Value: £9,700

Rates Payable 2026/2027: £4,190.40

*** Small business rate relief may be applicable** https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief

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

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

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DDi: 01603 216806

Rafe Lochore

rafe.lochore@arnoldskeys.com

DDi: 01603 620551

SUBJECT TO CONTRACT - HRD/njr/120

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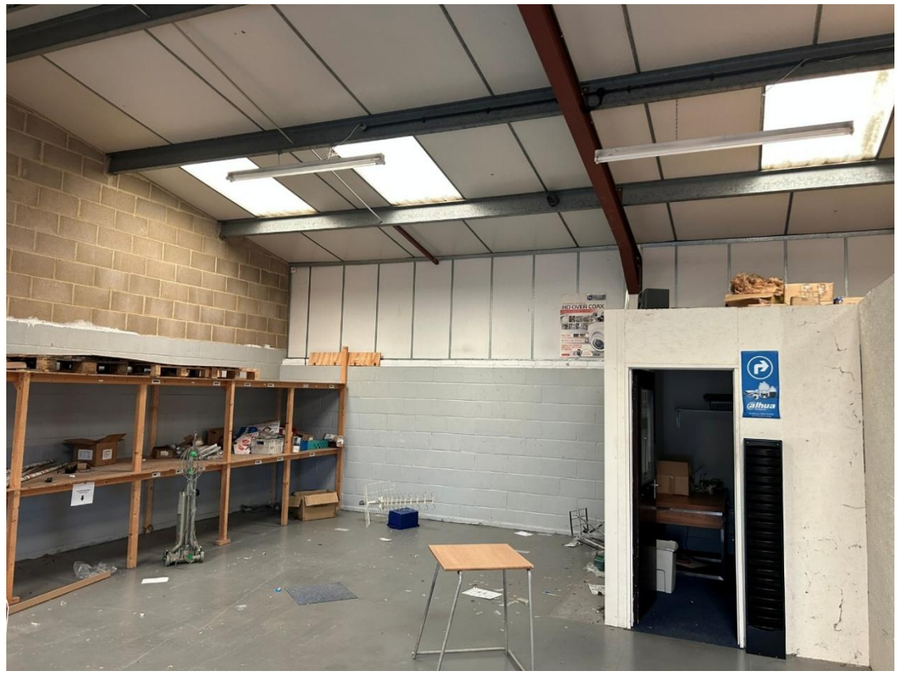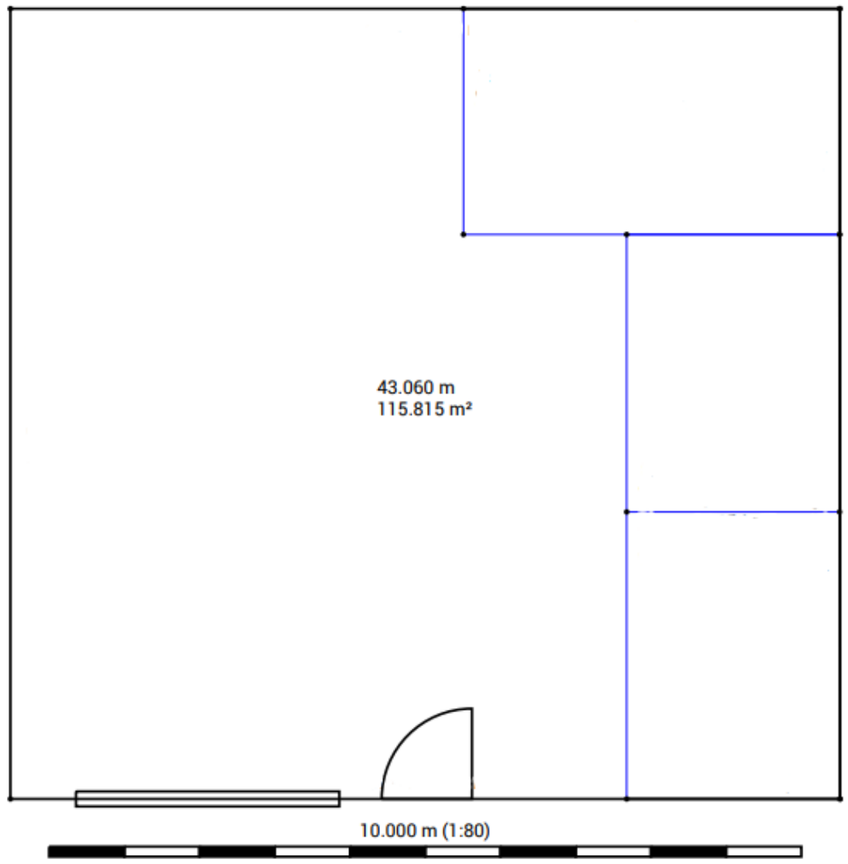
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