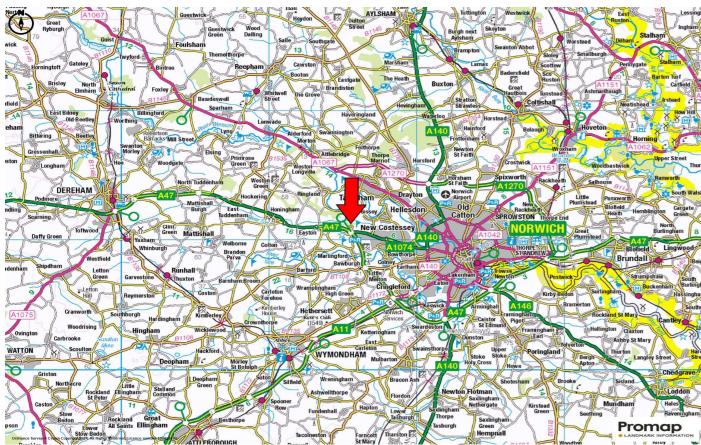
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Modern High Quality Light Industrial Unit 378.75 sq m (4,077 sq ft)

Industrial

To Let

ESTABLISHED COMMERCIAL LOCATION

ROLLER SHUTTER LOADING DOOR

18 CAR SPACES

3 PHASE POWER

ADJACENT TO LONGWATER
RETAIL PARK WITH
NUMEROUS AMENITIES

Eastern House, Eastern Court, Ernest Gage Way, Norwich, Norfolk NR5 0JU

The property is located in the heart of the Longwater Employment area, situated on the western outskirts of Norwich. Longwater has developed considerably as a business and employment area and is home to a large Sainsbury's Superstore, Costa, Pizza Hut, Greggs, M&S Foodhall, The Range and Pets at Home amongst a variety of local and national occupiers

Eastern Court is an attractive courtyard development of business units where occupiers include Norfolk Canoes, Morelli, and Lindab.



Eastern House, Eastern Court, Ernest Gage Way, Norwich, Norfolk NR5 0JU

Description

The unit comprise a modern, detached light industrial unit of portal frame construction with brick and metal clad elevations under a pitched roof with a roller shutter loading door and pedestrian access to the 2-storey offices. The external area is laid to concrete and tarmac and provides 18 car spaces.

Accommodation

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

Description Ground Floor First Floor	М	Sq Ft
	227.49 65.6	2,449 706

Terms

The premises are available to let on a new lease for a term to be agreed at an initial rent of £32,600 per annum.

Business Rates

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

To be reassessed

Legal Costs

Each party is to be responsible for its own legal fees.

VAT

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

Energy Performance Certificate TRC

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys Commercial 01603 216825

Harry Dowing

Harry.downing@arnoldskeys.com

01603 216826

Nick O'Leary

nick.oleary@arnoldskeys.com

01603 216827

SUBJECT TO CONTRACT - NOL/njr/28378/Sept23

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