



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.

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 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	M	Sq Ft
Ground Floor	227.49	2,449
First Floor	65.6	706
Total GIA	293.09	3,155

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

TBC.

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - NOL/njr/28378/Sept23

