



**Light Industrial Unit**  
73.39 m<sup>2</sup> (790 sq ft)

Industrial

To Let

MID-TERRACE UNIT WITH  
LOADING DOOR

LOCATED ON SWEET BRIAR  
ROAD INDUSTRIAL ESTATE

ROLLER SHUTTER LOADING  
DOOR

FORECOURT PARKING

SECURE GATED ESTATE

**Unit 6, Metcalf Close, Sweet Briar Road Industrial Estate, Norwich, Norfolk NR3 2BP**

Sweet Briar Industrial Estate is located towards the north east side of Norwich city centre, just off the main outer ring road. This provides a convenient location to travel both north and south of the city centre.

Metcalf Close is a private development of seven light industrial units which has the benefit of secure gates and communal parking areas.

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 property is situated on the popular Sweet Briar Road Industrial Estate, just off the main estate road (Burnet Road).

The subject property is accessed via Metcalf Close and comprises a mid-terrace, steel portal frame warehouse with block walls and pitched profile steel roof and benefits from a roller shutter loading door, LED lighting and a painted concrete floor and single WC.

Externally the property benefits from a personnel entrance into the workshop. There is also forecourt parking and the estate is gated.

### Accommodation

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

Description	M <sup>2</sup>	SqFt
Unit 6	73.50	790
<b>TOTAL GIA</b>	<b>73.50</b>	<b>790</b>

### Terms

The property is available on a new effective full repairing and insuring lease, for a term to be agreed, at an initial rent of **£9,500 per annum exclusive**.

A service charge is payable for the maintenance of the common areas. Details are available from the Agents.

### Business Rates

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

Description: Warehouse and Premises

Rateable Value: 2023/2024: £5,700

Rates Payable 2023/2024: £2,844.30\*

\*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: E

### Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

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SUBJECT TO CONTRACT - HRD/njr/28457/120

