



13 CONCORDE ROAD, NORWICH, NR6 6BJ

LIGHT INDUSTRIAL/WAREHOUSE UNIT

- Established industrial estate location
- Cost effective space
- Bespoke parking available in shared yard

TO LET £47,500 pax

552.12 sq m (5,942 sq ft)

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BROWN & CO

Property and Business Consultants
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Location

The unit is located on Concorde Road Industrial Estate, an established industrial area situated approximately 3 miles north of Norwich City Centre, close to Norwich International Airport and the A1042 Mile Cross Lane outer ring road.

Access to the industrial estates to the north of Norwich is improved by the recent opening of the Northern Distributor Road.

Description

Unit 13 comprises a mid-terrace industrial/business accommodation of steel portal frame construction with brick and profiled clad elevations, set beneath pitched and insulated roofs incorporating approximately 20% roof lights, fitted with strip fluorescent lighting.

The unit provides a minimum eaves height of approximately 4.5m (15 ft) from a painted concrete floor, heating is via Reznor space heaters, and there is a three-phase power supply.

Access is available via electrically operated full-height roller shutter door which opens onto a shared yard. Parking provisions include allocated spaces within the shared yard, with a further five spaces situated to the front.

Accommodation

Gross Internal Areas (approx.)

Description	sq m	sq ft
<u>Unit 13</u>		
Ground floor warehouse	465.80	5,013
Two storey offices	86.32	929
Total GIA	552.12	5,942

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Unit 13 will need to be reassessed but likely to be in the region of £25,000 RV.

Tenure

The property is available to let on a new full repairing and insuring lease for a number of years to be agreed.

VAT

It is understood that VAT is applicable and will be charged in addition to the rent.

Rent

The unit is available to let at a rent of **£47,500 per annum exclusive**.

There is a service charge payable for the maintenance of common areas

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

The property has an EPC rating of D(77).

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

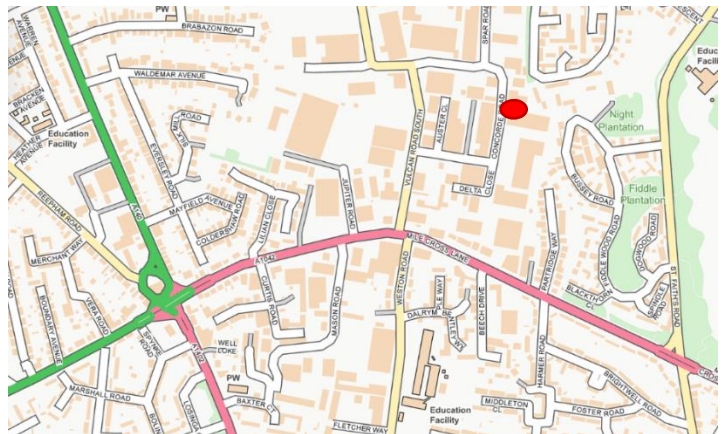
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