



INDUSTRIAL/WAREHOUSE UNIT

UNIT 9 DELTA CLOSE INDUSTRIAL ESTATE, NORWICH,
NR6 6BG.

- Established industrial estate location
- 4.44m minimum eaves height
- Close to outer ring road
- Three-phase electricity

£46,700 P.A.X. LEASEHOLD | 542.6 sq m (5,841sq ft)

Anna Smith

Brown&Co

M: 07788 368078

T: 01603 598248

E: anna.smith@brown-co.com

Lily Jerome

Brown&Co

T: 01603 629871

E: lily.jerome@brown-co.com

Norwich

The Atrium, St Georges St Norwich, NR3 1AB

T 01603 629871 | E Norwich@brown-co.com

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LOCATION

The unit is located on Delta Close 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 has been further improved by the opening of the Northern Distributor Road.

DESCRIPTION

The property comprises an industrial/warehouse unit of steel portal frame construction, with brick and clad elevations, beneath a pitched and insulated roof incorporating approximately 20% roof lighting. The unit provides a minimum eaves height of c. 4.44m, rising to 6.43m at the apex, and is fitted with strip fluorescent lighting, three-phase electricity and gas fired space heating, and includes two-storey office accommodation.

Loading access is via an electrically operated roller shutter door, opening onto a concrete-surfaced yard. Parking is available by way of two allocated spaces at the front of the property together with further shared parking.

ACCOMMODATION

Measured on a gross internal basis, the property has the following floor areas:

Description	Sq ft	Sq m
Warehouse	4,924	457.5
Ground floor offices	456	42.4
First floor offices	461	42.8
Total GIA	5,841	542.6

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.

TOWN AND COUNTRY PLANNING

The property has previously operated within Class E and would be suitable for a wide variety of light industrial, warehouse and distribution, along with other leisure and recreational uses.

BUSINESS RATES

The property has been assessed under three separate listings and will need to be reassessed by the council once a tenant takes occupation. The current listings are as follows:

Warehouse | Rateable Value - £26,000

Ground floor offices | Rateable Value - £2,075

First floor offices | Rateable Value - £3,000

LEASE & RENTAL TERMS

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

RENT

£46,700 per annum exclusive.

EPC

The property has an EPC rating of C(62).

VAT

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

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Brown&Co
Anna Smith
01603 598248
07788 368078
anna.smith@brown-co.com

Brown&Co
Lily Jerome
01603 629871
lily.jerome@brown-co.com



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