



Light Industrial / Warehouse Unit
1,240 sq ft (117 sq m)

- Established business location
- Office and mezzanine
- Easily accessible to the outer ring road
- 4 car parking spaces

26 MASON ROAD, NORWICH, NR6 6RF

TO LET

Situation

Mason Road is situated approximately 3 miles north of the City centre, just off Mile Cross Lane which forms part of the Norwich outer ring road. The Estate comprises a total of 17 small to medium sized industrial units. Nearby occupiers include Kier, Jewsons and HSBC.

Description

Unit 26 has a ground floor office accessed via the entrance hallway, WCs and kitchen. The mezzanine is accessed via a staircase to the rear. The warehouse has a roller shutter door and provides clear span warehouse accommodation. There are rooflights, power connections around the perimeter and a 3-phase electricity supply.

Externally the property has parking for 4 cars.

Accommodation

The property provides a gross internal floor area of **1,240 sq ft (115.20 sq m)** and has a mezzanine of 390 sq ft (36.23 sq m).

Rates

From viewing the Valuation Office Agency website, we understand the suite has been assessed as follows:

Rateable Value: £8,000

We recommend interested parties make their own enquiries at Norwich City Council on 0344 980 3333.

Terms

The property is available on a new FRI lease, terms to be agreed.

Rent on application.

VAT is payable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

The property has an energy performance asset rating of 106 which falls within band E.

A copy is available upon request to the sole agents.

Enquiries

For further information or to arrange a viewing, please contact the sole agents:

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Warehouse



Warehouse



Entrance Hallway