



Prominently located
Trade Counter / Warehouse Unit
6,583 sq. ft. (612 sq. m)

- Established industrial estate
- To be refurbished
- 5.6m to eaves
- Close to other trade counter operators including Plumbase, CTD & IDS

**3 LANSDOWNE ROAD, UNION PARK,
FIFERS LANE, NORWICH, NR6 6NF**

TO LET

Location

Union Park is located on the north side of Norwich, within close proximity to Norwich International Airport. The A140 is within a short drive, which provides easy access to Norwich's outer ring road. The Northern Distributor Road (NDR), which is scheduled for completion in late 2017, will further enhance communication links to the A47.

Other occupiers on the estate include Plumbase, Central Tile Distribution (CTD), International Decorative Services (IDS), National Crash Repairs, and Interlink.

There is also a Premier Inn, McDonald's drive thru' and Tesco Express close by.

Description

The property comprises a mid-terrace trade counter / warehouse unit, situated in a prominent position on the estate.

The unit is of steel portal frame construction under a double pitched roof with, brick and profiled metal elevations.

The specification includes:

- Electronic roller shutter door
- 5.6 m to eaves
- Concrete floor
- Three phase electricity
- Male, female WCs & kitchen
- Ground floor office

There is also a forecourt for parking.

The unit is to be refurbished.

Energy Performance Certificate

A copy of the EPC is available upon request.

Business Rates

The property has a rateable value (RV) of £38,250.

Based upon the multiplier for 2017/18, the rates payable are £18,322.

For further information on the rates, please contact Norwich City Council on 01603 212899.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



Accommodation

The property has the following gross internal floor area:

	sq. ft.	sq. m
Warehouse	6,360	591
Offices	223	21
Total	6,583	612

Additional Information

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Rent on application to the joint sole agents.

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

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