



Car Sales/Storage Yard with Office
0.092 Hectares (0.23 Acres)

- Next to Hammonds Car Sales
- Fully fenced secure storage yard
- Water and electricity to site
- Highly accessible location in close proximity to A47 Southern Bypass
- Additional offices from 135 to 518 sq. ft. available

**ENCLOSED YARD, WILLIAM FROST WAY,
LONGWATER, NORWICH, NR5 0JS**

TO LET

Location

The property is situated close to the A47 and just off William Frost Way, which is the main arterial route into the established Longwater Business Park. Norwich City centre approximately 5 miles to the east, accessed via the A1074 Dereham Road. Nearby occupiers include J Sainsbury, McDonalds, Club Carrefour and the Longwater Retail Park. The site is adjacent to Hammond Nearly New Car Sales and was previously used for car sales.

Description

The property has a sales office at the front of the site within the main office building. There is access to the communal kitchen and WCs facilities.

The yard is laid to shingle and is enclosed with palisade fencing. There is a hardstanding area which previously has been used as a wash down bay.

The areas are as follows on a Gross Internal Area basis:

		Sq M	Sq Ft
Sales office	-	11.21	121
Yard	-	0.092 Hectares	(0.23 Acres)

Additional offices within the main building are available from **135 to 518 sq. ft.**

Terms

The site can be made available on flexible terms to be agreed.

The rent is **£12,000 plus VAT per annum.**

Enquiries to:

Chris Squirrell

t: 01603 229323

e: chris.squirrell@bidwells.co.uk

William Jones

t: 01603 229321

e: william.jones@bidwells.co.uk



Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.