

WAREHOUSE/PRODUCTION/TRADE COUNTER UNITS

**UNIT 14 TWICKENHAM ROAD
UNION PARK, NORWICH NR6 6NQ**

TO LET



<u>SIZE</u>	3,418 sq ft (317.6 sq m)
<u>DESCRIPTION</u>	<ul style="list-style-type: none">▪ To be refurbished▪ Clear span warehouse with 5.6 metre eaves▪ Ancillary office and WC facilities▪ Established business location,▪ Close to A140 and Norwich Airport▪ 3 car parking spaces
<u>RENT</u>	£20,500 per annum. VAT will be applicable
<u>RATES</u>	The property requires re-rating as it forms part of a larger hereditament. Interested parties should make their own enquiries of Norwich City Council on 01603 212899.
<u>ENERGY PERFORMANCE CERTIFICATE (EPC)</u>	The property has an EPC rating of (TBC). Full details are available upon request.
<u>TERM</u>	A new full repairing and insuring lease for a term to be negotiated. A service charge is applicable to the Estate. Full details are available upon request.

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