



4-7 MASON ROAD, NORWICH, NR6 6RF

**TO LET
DETACHED WAREHOUSE UNIT
23,702 SQ FT (2,202 SQ M)**

- Established commercial location
- Close to outer ring road (Mile Cross Lane)
- 0.4 hectare (1 acre) approx. site area
- Class E use. All uses considered.

SUMMARY

Location

4-7 Mason Road is located approximately 2 miles to the north of Norwich City centre in one of the City's most established industrial/warehouse areas.

The property is situated on the west side of Mason Road, a short distance from the junction with Mile Cross Lane which forms part of Norwich's outer ring road.

Norwich International Airport is within a short drive to the north of the property. The outer ring road itself provides access to the A47 via the A1074. Other occupiers within the immediate vicinity include Jewson, Hughes TV & Audio, Mitie, B&M and SEAT/Cupra.

Description

The property comprises a self-contained warehouse unit with two storey offices at the front on a site of approximately 0.4 hectare (1 acre).

The unit has been in use as a church since 2010. The use reverts back to light industrial use (now within class E) on 23 August 2025.

The main warehouse area provides clear open plan accommodation under a pitched roof with roof lights and a further extension incorporating the loading door. It is of a steel frame construction with brick elevations, has a concrete floor and an eaves height of up to 3.6m. The height to the underside of portal frame at the apex is 6.23m

Currently, the unit has a substantial fit out creating a reception with associated café bar and fully kitted kitchens, auditorium, an events room, function room as well as warehousing.

The two storey offices at the front of the property provide a number of separate rooms and are laid out in an L-shape. The specification includes carpets, suspended ceilings with integral lighting and central heating. There are male and female WCs on both floors.

Externally, the site has two access points onto Mason Road and has ample room for parking, loading & unloading.

Accommodation

The gross internal area of the property is as follows:

	Sq Ft	Sq M.
Main warehouse	15,081	1,401.02
Warehouse	3,491	324.31
Ancillary	1,674	155.51
Offices	1,728	160.53
First floor offices	1,728	160.53
Total	23,702	2,201.90

Additional information

Tenure

The property is available to lease on terms to be agreed with the Landlord. Rent upon application.

Please note that VAT will be charged in addition.

Business Rates

The property rates assessment does not show on the Valuation Office Agency website owing to the fact it is occupied by a Church. A new ratings assessment will be required.

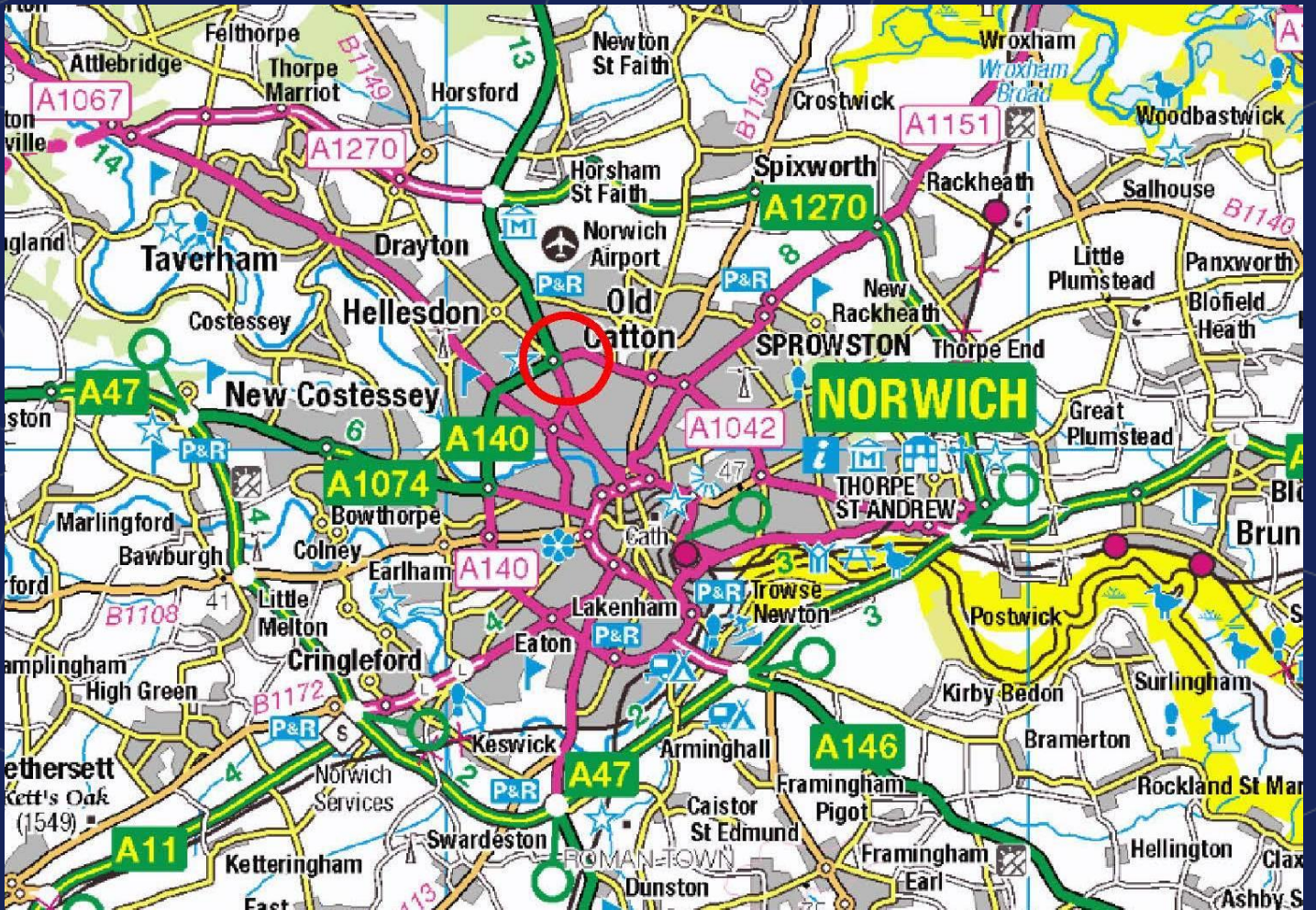
Legal Costs

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

Energy Performance Certificate

The property has an asset rating of D82 which is valid until 28 June 2032.

LOCATION PLAN



GALLERY



GALLERY



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February 2024

Enquiries

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