



**1 AVIAN WAY, OFF SALHOUSE ROAD, NORWICH,
NR7 9AR**

**TO LET | WAREHOUSE / WORKSHOP UNIT
8,020 SQ FT (745 SQ M)**

- Established location a short drive from the outer ring road
- Forecourt parking and loading
- Two loading doors
- 4.46 m eaves height

LOCATION

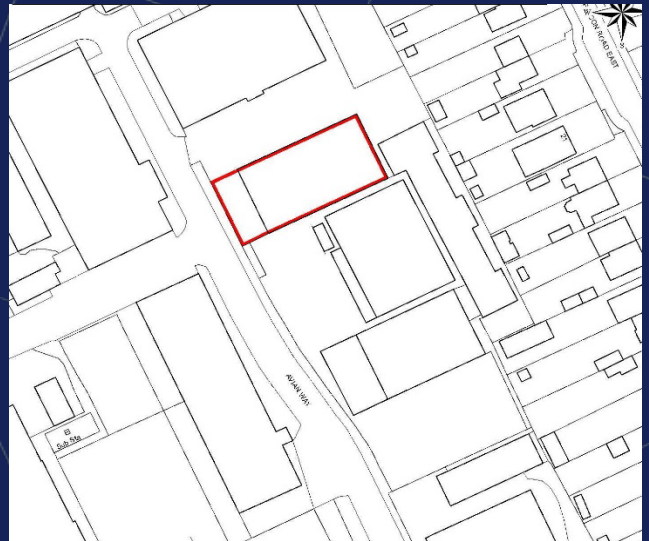
The property is situated 2 miles to the north-east of Norwich City centre in an established location and a short distance from the A1042 outer ring road.

The A1270 Northern Distributor Road is approximately 2 miles to the east, accessed via Salhouse Road.

This in turn provides dual-carriageway access to Norwich Airport and the A47 at the Postwick junction to the south. The A47 links Great Yarmouth in the east, and the A11 and beyond to King's Lynn in the west.

Other occupiers in the immediate vicinity include Fitzmaurice Carriers, Trivium Packaging and the Ardagh Group. At the Sprowston Retail Park a short distance to the west, there is a KFC.

The unit is located approximately three quarters of the way down Avian Way on the right-hand side.



SUMMARY

Description

The property comprises a two bay warehouse unit of brick/blockwork construction under a new double-pitched metal roof.

There is a concrete floor, a small office and male & female WCs situated at the front of the unit. The property also benefits from two roller shutter loading doors and an eaves height of 4.46m. Loading and parking is on the dedicated concrete forecourt just off Avian Way.

Accommodation

The following gross internal floor area is provided:

Ground floor - 8,020 sq ft (745 sq m)

Enquiries

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Additional information

Terms

The property is available on a new full repairing and insuring lease at a quoting rent of **£50,000 per annum**.

Business Rates

According to the business rates section of the Gov.uk website, the property has a Rateable Value of £25,500.

For further information regarding the current multiplier, please contact the sole agents.

EPC

A copy of the EPC is available upon request.

Postcode

NR7 9AR

October 2023

Important notice

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GALLERY

