



Light Industrial / Warehouse Unit  
To be refurbished

4,232 sq ft (393 sq m)

- Popular location on an established Estate close to Norwich Airport
- Easy access to both the A1270 (Northern Distributer Road) and the Outer Ring Road
- Detached unit with offices and good-sized yard

**16 HURRICANE WAY, NORWICH, NR6 6EY**  
**TO LET**

## Location

The Airport Industrial Estate is an established and popular location situated to the north of Norwich City centre and within a short drive of the Northern Distributor Road (A1270).

The property is situated on the south side of Hurricane Way, a short drive from the entrance to the Estate, at its junction with Fifers Lane. Nearby occupiers include Trott Rentals, Booker Cash & Carry, Lotus Cars and a Greggs food outlet.

## Description

The property comprises a detached warehouse/workshop, with first floor offices and a good-sized yard.

It is of steel portal frame construction under a double pitched roof with rooflights and plastic-coated profile sheeting to the front elevation.

The following features and specification is provided:

- Electric roller shutter door
- Open plan warehouse area
- First floor office and kitchenette
- Male and female WCs
- A concrete yard at the front for parking and loading

The unit is to be refurbished. Further details upon application.

## Accommodation

The unit provides the following gross internal floor areas:

Ground floor	-	3,737 sq ft	(347 sq m)
First floor	-	495 sq ft	(46 sq m)
<b>Total</b>	-	<b>4,232 sq ft</b>	<b>(393 sq m)</b>

## Terms

A new full repairing and insuring lease is available for a term to be agreed.

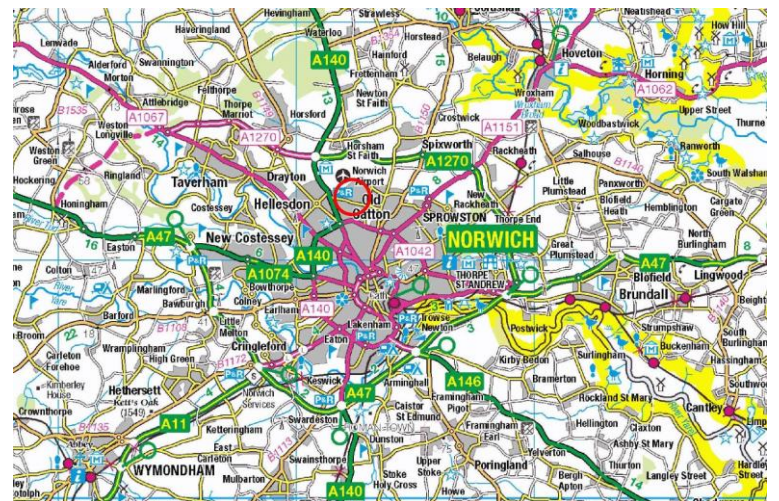
## Rateable Value

According to the business rates section of the gov.uk website, the Rateable Value is £20,500.

## Energy Performance Certificate

An updated EPC will be undertaken post-refurbishment.

The current energy performance rating is E.



## Viewing

For further information or to arrange a viewing, please contact the joint sole agents:

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