



**9 ARMS PARK ROAD, UNION PARK, FIFERS LANE,
NORWICH NR6 6NE**

**TO LET | MODERN WAREHOUSE / WORKSHOP UNIT
5,785 SQ FT (537 SQ M)**

- Established location on the north side of the city
- Easy access to A140 and outer ring road
- First floor offices
- 5.58 m eaves height

LOCATION

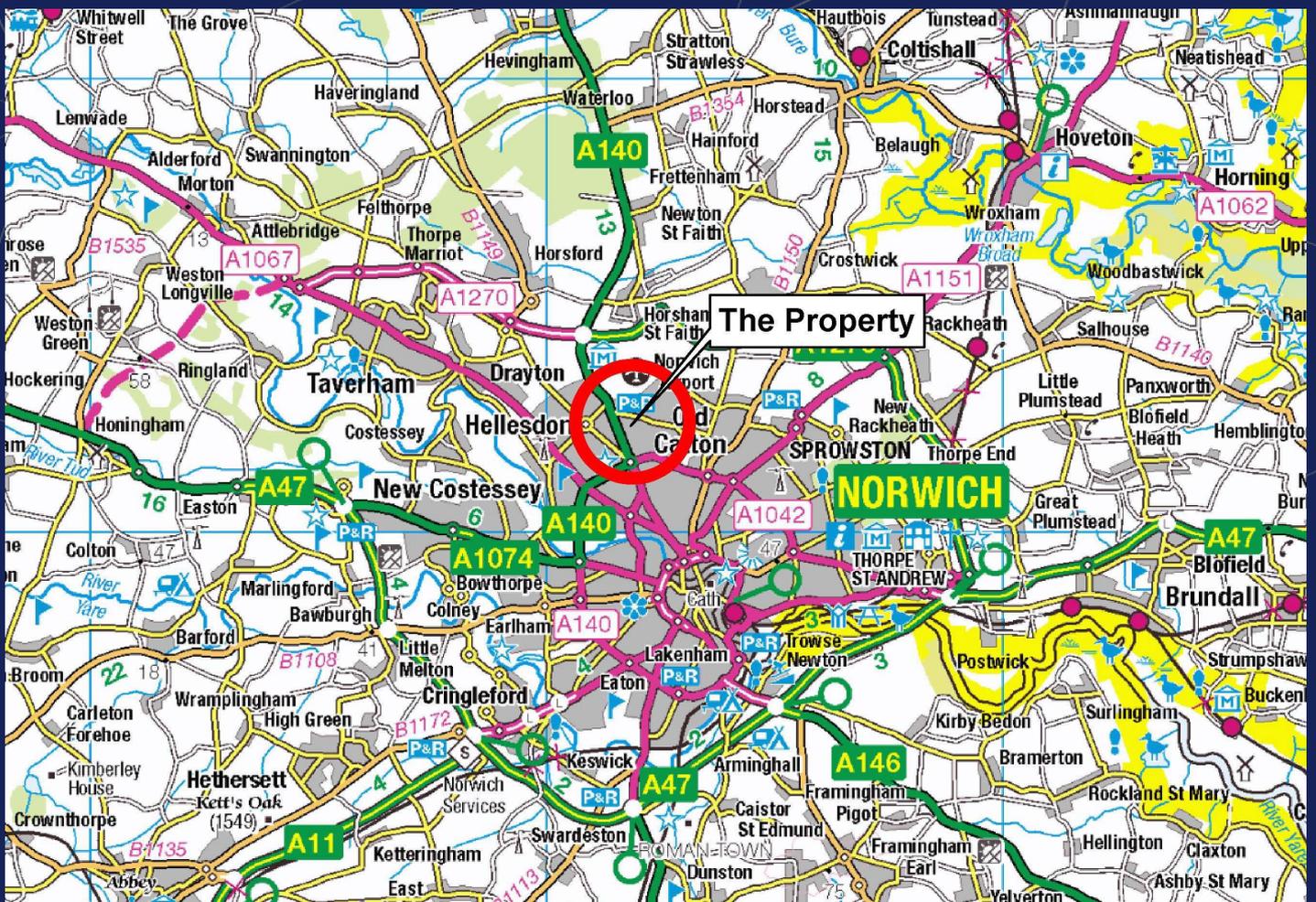
Union Park is an established commercial location situated 3 miles to the north of the Norwich city centre.

The A1042 outer ring road is just over ½ mile to the south, with the A140 providing a road link to the A1270 Northern Distributor Road 1½ miles to the north.

The unit is adjacent to IDS, with other occupiers on the estate including Brandon Hire Station, CTD Tiles, and DPD.

Norwich Airport is within a short drive.

There is a Greggs at the entrance to the estate and other amenities close by include, a Premier Inn Hotel, McDonalds and a Tesco Express at the junction of Fifers Lane and Cromer Road.



SUMMARY

Description

The property comprises an end of terrace unit of steel portal frame construction, with brick and metal clad elevations under a single pitch roof.

The main warehouse area is accessed via an electronically operated roller shutter door and provides column-free space with a concrete floor, lighting and an eaves height of 5.58 metres.

The first floor offices have been fitted out to a good standard to provide solid carpeted floors, dado trunking, radiators and LED lighting with a separate office and kitchen sink unit. Underneath the offices are some ancillary stores, WCs and a kitchen.

Accommodation

The following gross internal floor areas are provided:

First floor offices	- 795 sq ft (74 sq m)
Ground floor warehouse	- 4,990 sq ft (463 sq m)
Total	- 5,785 sq ft (537 sq m)

Additional information

Terms

The property is currently held on a 10 year lease to expire on 7 April 2032.

There is a break clause at 8 October 2029 upon giving at least 6 months prior written notice.

For further Information, including the rent passing, please contact the sole agents.

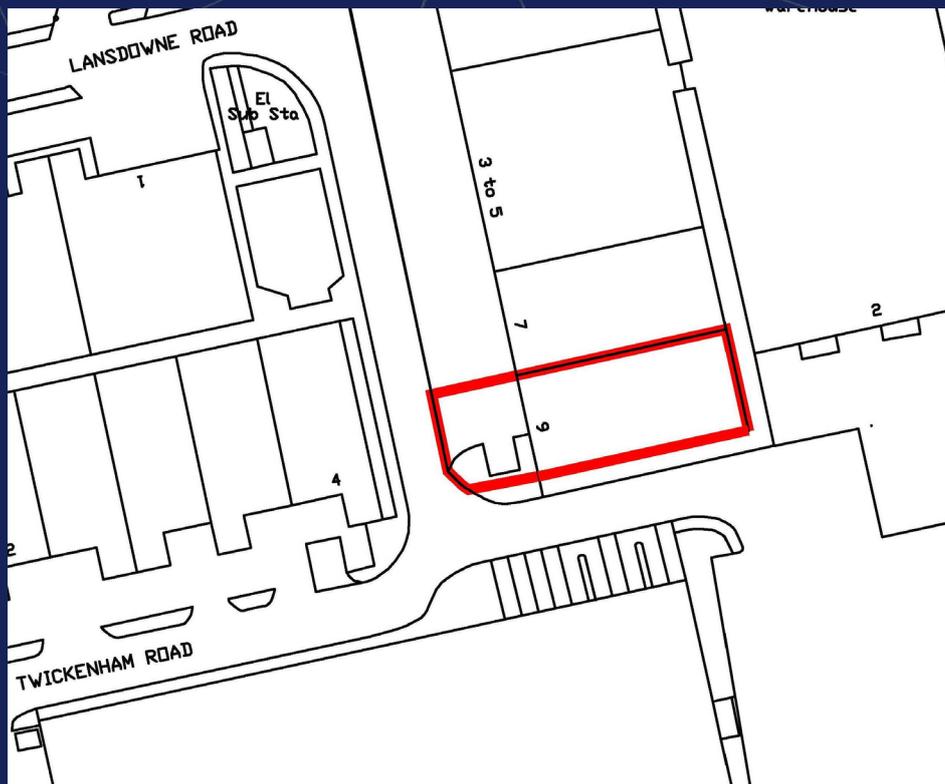
Business Rates

According to the business rates section of the gov.uk website, the property has a Rateable Value of £28,750.

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

EPC

The property has an energy rating of 74C.



GALLERY



January 2024

Enquiries

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