



Workshop / Industrial Unit
2,566 sq ft (238.40 sq m)

- Located on the Norwich Airport Industrial Estate
- Potentially 100% free of business rates

6 ANSON ROAD, NORWICH, NR6 6ED
TO LET

Location

The property is located on Anson Road which forms part of the Norwich Airport Industrial Estate, which is itself located approximately 3.5 miles from Norwich City centre.

Occupiers in the vicinity include Northgate Vehicle Hire, The International Aviation Academy and Booker Cash & Carry.

Description

The property comprises a detached workshop/warehouse with forecourt parking. The property is concrete framed, concrete floor, breeze block walls with separate WC.

The property has the following specification and features:

- Electric roller shutter door
- Forecourt parking for circa 3-4 cars
- Open plan warehouse

Accommodation

The unit provides open plan accommodation with a gross internal area of **2,566 sq ft (238.40 sq m)**.

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. It is understood that VAT is payable.

Rent

On application.

EPC

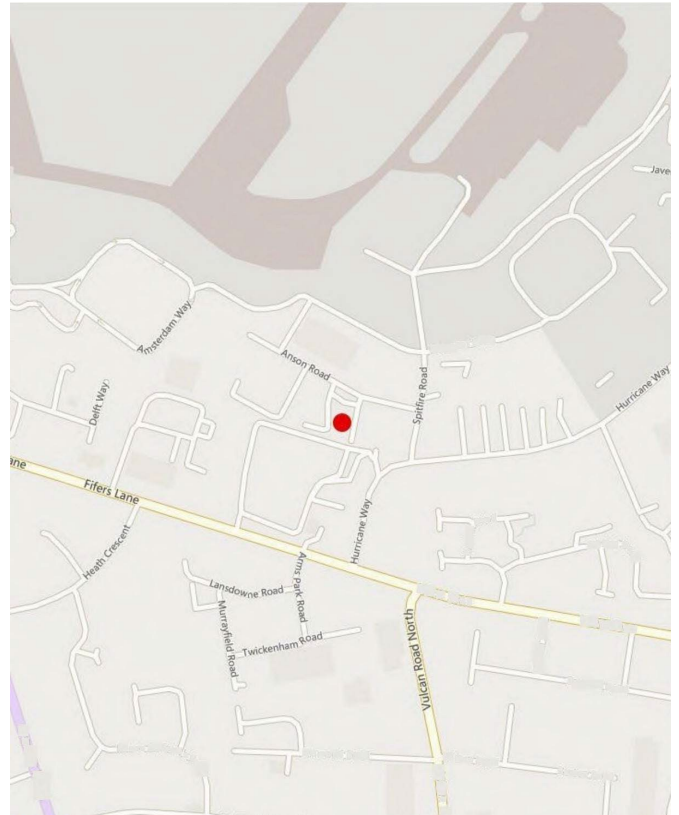
The EPC rating is C75 valid until 30 January 2033.

Please contact the agents for a copy.

Rates

The Valuation Office Agency website indicates that the 2023 Rateable Value is £10,500. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.



Legal Costs

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

Enquiries

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