Arnolds | Keys

Secure Storage Site

0.45 Hectares (1.11 Acres)

Land

To Let

ESTABLISHED WEST NORWICH LOCATION

EASY ACCESS TO THE A47 SOUTHERN BYPASS

SECURE 1.8M HIGH PALISADE FENCING, WITH GATED ENTRANCE

William Frost Way, Longwater, Norwich, NR5 0JS

The property is a secure fenced compound, which includes a crushed material surface, 1.8m high palisade fencing with gated entrance on the western end of the site, off William Frost Way.

The property is suitable for open storage and other B8 uses.

Available immediately.

RICS

arnoldskeys.com | 01603 620551

2 Prince of Wales Road, Norwich NR1 1LB

William Frost Way, Norwich, NR5 0JS

Location

Longwater Business Park is one of Norwich's most established and accessible business locations, situated a short drive from the A47 dual carriageway.

Norwich City centre is approximately 5 miles to the east and is accessed via the A1074 Dereham Road.

The A47 provides access to King's Lynn and beyond to the Midlands and the west. It also joins the A11 approximately three miles to the south-east, where access is provided to Cambridge and the M11.

In addition to a number of industrial and warehouse users, the Park benefits from a Sainsburys Superstore, McDonalds Restaurant and a Bannantynes Health & Fitness Club.

Accommodation

A total of 1.11 acres (0.45 ha) is available.

The plans are indicative only.

Terms

Available on flexible terms to be agreed.

Rent upon application.

Business Rates

To be assessed. Please contact the agent for further information.

Legal Costs

The ingoing tenant will be responsible for both parties' reasonably incurred legal fees.

VAT

Our client reserves the right to charge VAT in line with current legislation.

Viewing and further information

Strictly by appointment with the joint sole agents:

Arnolds Keys Commercial 01603 216825

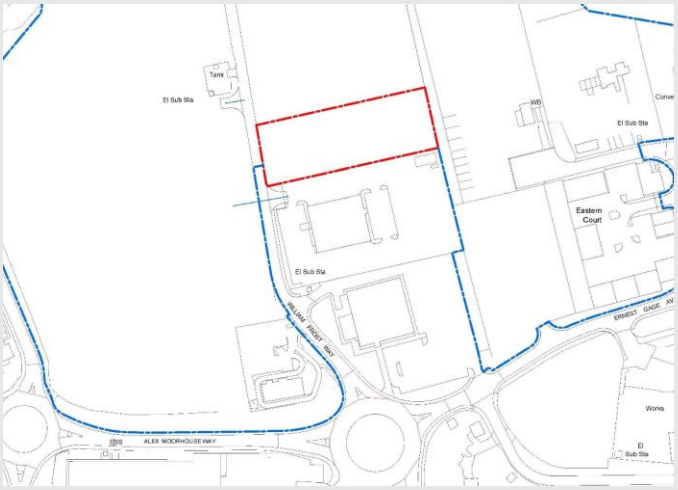
Guy Gowing or Hiedi Collis

Guy.gowing@arnoldskeys.com
Hiedi.collis@arnoldskeys.com

or

Bidwells
William Jones 01603 229321

SUBJECT TO CONTRACT - GWBG/hcc/120



Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds Keys has any authority to make or give any representation or warranty whatever in relation to this property.