Arnolds | Keys

Area : 0.152 ha (0.376 acres)

Area : 0.465 ha (1.150 acres)

Area : 1.457 ha (3.600 acres)

Area : 0.504 ha (1.245 acres)

Tank

El Sub Sta

Area : 0.565 ha (1.397 acres)

Secure Open Storage
3.14 Hectares (7.77 Acres)

Land

To Let

ESTABLISHED WEST NORWICH LOCATION

EASY ACCESS TO THE A47 SOUTHERN BYPASS

FLEXIBLE PLOT SIZES AVAILABLE

PLOTS TO BE FENCED

William Frost Way, Longwater, Norwich, Norfolk NR5 0JS

The available plots are situated either side of William Frost Way, just north of Ford & Slater.

It currently provides open land which will be fenced off by the owners to suit occupiers specific size requirements.

RICS

Location and Description

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 7.77 acres (3.14 ha) is available.

Plots from 0.38 acres (0.15 ha) upwards are on offer.

The plans are indicative only, with other sizes available to suit occupiers specific requirements.

Terms

Plots are 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.

Energy Performance Certificate

n/a

Viewing and further information

Strictly by appointment with the joint sole agents:

Arnolds Keys 01603 620551

Jordan Bailey or Guy Gowing

Jordan.bailey@arnoldskeys.com
Guy.gowing@arnoldskeys.com
or
Bidwells - 01603 229321

SUBJECT TO CONTRACT - GWBG/hcc/120