



PROMINENT TRADE UNIT

UNIT 1 AYLSHAM WAY TRADE PARK, NORWICH, NR3 2RF

- Parking for approximately 12 cars
- Prominently positioned to the front of the established Aylsham Way Trade Park
- Reception and office areas
- Suitable for a variety of uses (s.t.p)

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TO LET £60,000 PAX | 555.30 sq m (5,978 sq ft)

Norwich

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BROWN & CO

LOCATION

Norwich comprises population of approximately 147,000 (2024 census) and is located approximately 120 miles north of London and 45 miles north of Ipswich. Norwich benefits from road access via the A11/M11 and direct rail services to London Liverpool Street.

The subject property is situated approximately 2 miles north-west of Norwich city centre on Aylsham Road (A1024), a principal arterial route. The surrounding area comprises a mix of commercial, retail and residential uses. Nearby occupiers include Tesco, Lidl, Barclays, William Hill and Mecca Bingo.

DESCRIPTION

The property comprises an end-terrace trade/industrial unit. Internally the accommodation includes a reception area, offices and accessible WCs.

The warehouse is of brick construction beneath a pitched steel portal frame roof incorporating LED lighting and approximately 20% roof lights.

Warehouse A provides a minimum eaves height of approximately 3.55m, rising to 6.18m at the roof apex. An electric roller shutter door measures approximately 6.22m wide by 3.29m high.

Warehouse B provides a minimum eaves height of approximately 3.94m, rising to 6.40m at the roof apex. An electric roller shutter door measures approximately 4.33m wide by 3.52m high.

Externally there is parking for approximately 12 cars to the front and side of the unit.

ACCOMMODATION

Measured on a gross internal basis, the property comprises the following floor areas:

Description	Sq ft	Sq m
Warehouse A	2,984	277.2
Warehouse B	2,993	278.1
Total NIA	5,978	555.3

SERVICES

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

TOWN AND COUNTRY PLANNING

The property was historically used as a tyre-fitting and MOT service center (Use Class B2) and would be suitable for a wide

variety of mechanical garage, trade counter, storage unit, or light industrial workshop, subject to any necessary planning consents.

BUSINESS RATES

Business rates will be the responsibility of the tenant. The property has the following assessment:

Rateable value (from 1st April 2026) - £49,000

Rates payable - £21,168

LEASE & RENTAL TERMS

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £60,000 per annum exclusive.

EPC

The property has an EPC rating of B(48).

VAT

To be confirmed.

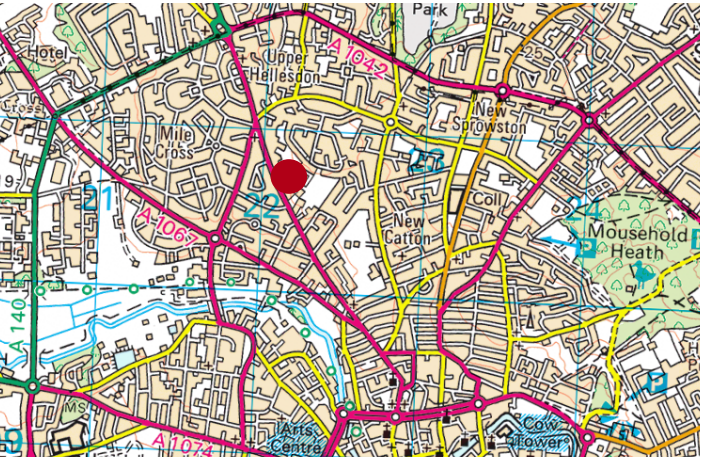
LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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07788 368078
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