



FOR SALE / TO LET

Undergoing refurbishment | Available from mid-2025

SWIFT HOUSE

Caley Close, Sweet Briar Road Industrial Estate, Norwich NR3 2BU

 what3words : sculpture.cool.atom



2 Modern industrial/warehouse units of 36,016 sq ft and 58,367 sq ft totalling 94,383 sq ft



Total site area of approx. 7.66 ac



Including undeveloped land extending to approx. 2.1 ac



Swift House

The property comprises 2 modern industrial/warehouse buildings constructed in the mid-1990s with ancillary yard and undeveloped land to the south east of the site which extends to approximately 2.1 acres. Both units are currently undergoing refurbishment.



Freehold or Leasehold



Undergoing refurbishment



2 modern industrial/warehouse buildings



94,383 sq ft in total across both buildings



Total site area 7.66 acres



Including 2.1 acres undeveloped land



800 kVA power supply



Sweet Briar Road Industrial Estate



North Building

58,367 sq ft

6 dock level loading doors

9 level access loading doors

Staff welfare/office accommodation

6.6m minimum eaves height



South Building

36,016 sq ft

4 level access loading doors

Ground and first floor offices

6.3m minimum eaves height

2 x 3.2 tonne overhead cranes





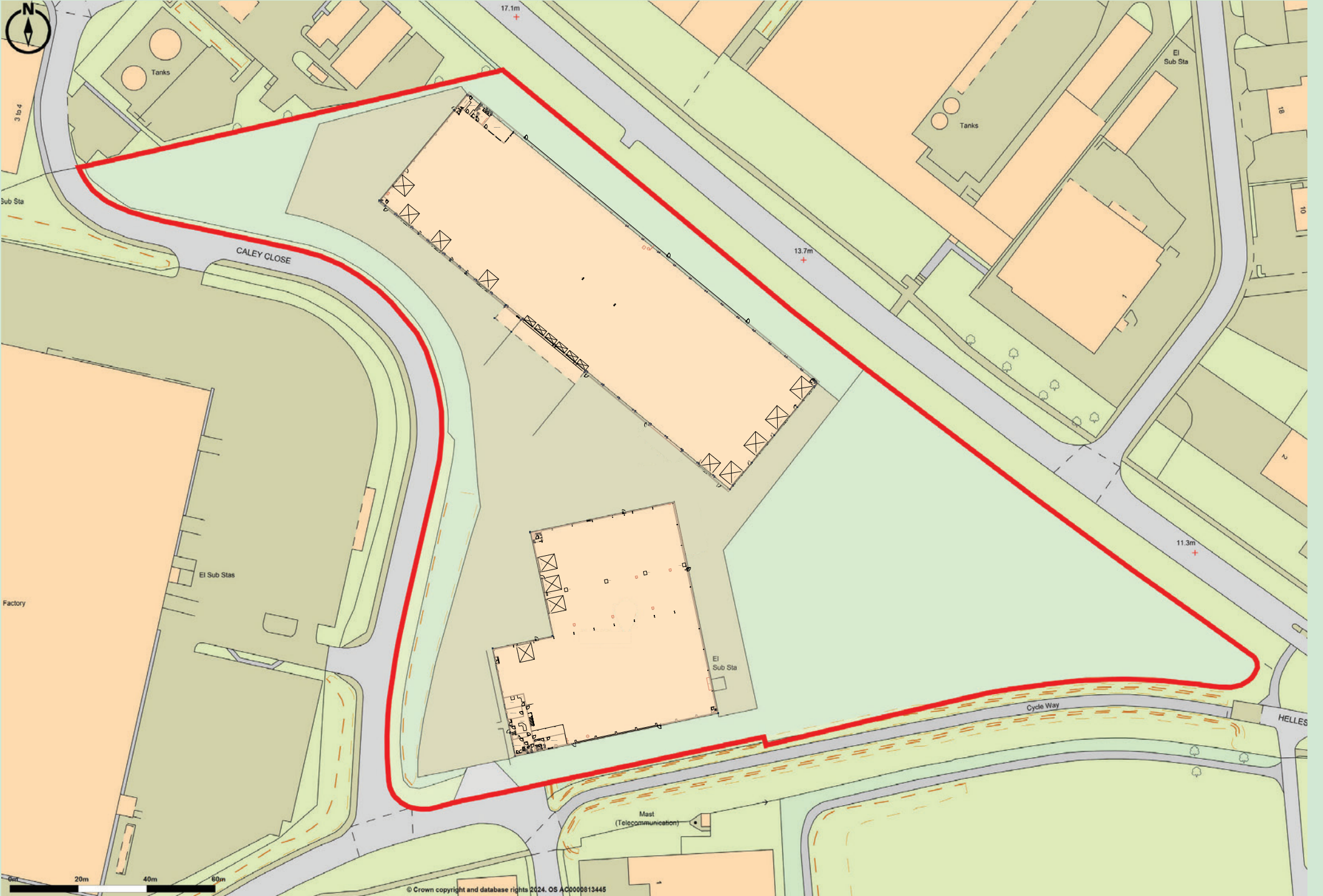
Accommodation

The property comprises the following gross internal areas:-

North Building	Sq M	Sq ft
Ground Floor Warehouse/ancillary	5,348.9	57,575
First Floor office	73.6	792
Subtotal	5,422.5	58,367

South Building	Sq M	Sq ft
Ground Floor Warehouse	3,234.1	34,812
First Floor Office	111.9	1,204
Subtotal	3,346	36,016

TOTAL	8,768.5	94,383
Site Area	3.1 ha	7.66 ac



Location

Sweet Briar Road Industrial Estate is a prominent industrial area located approximately 3 miles northwest of Norwich city centre. Positioned adjacent to the A140 outer ring road, it provides convenient access to major routes, including the A47 and A11.

Notable occupiers in the vicinity include **Amazon, Wickes, Leyland Paints, Drayton Windows, Rexel, Volvo Trucks, and Teknomek**. This mix of tenants underscores the estate's significance as a key industrial hub in Norwich.

In addition to industrial facilities, the area encompasses the Sweet Briar Retail Park, which hosts retailers such as **M&S Simply Food, Currys, Carpetright, Costa Coffee, Jollies, Tapi Carpets, and COOK**. This blend of industrial and retail establishments enhances the estate's appeal to both businesses and consumers.

Distance and travel times



A11	4.2 miles
A47.....	6.7 miles
M11.....	68 miles
Ipswich.....	45 miles
Cambridge.....	60 miles

Rail:



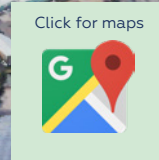
Norwich Train Station is approximately 20 mins/ 5 miles from Sweet Briar Road Industrial Estate:

Ipswich.....	40 mins
Cambridge.....	1 hr 20 mins
London Liverpool Street Station..	1 hr 50 mins

Air:



Norwich Airport.....	1.5 miles
Stansted Airport.....	86 miles





Additional information:

Tenure

The property is available for sale with vacant possession or by way of a new lease on terms to be negotiated. Quoting terms are available upon application.

EPCs

The property has an EPC rating of C.

Contact

For further information please contact sole agents:

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