



## Location

Burnet Road is located on the Sweetbriar Industrial Estate to the northwest of Norwich city centre, immediately adjacent to the outer ring road. Sweetbriar is one of Norwich's most established modern industrial estates, with good access to the A47 via Dereham Road and to all locations in the Norwich area.

Occupiers in close proximity include Amazon, Wickes, Leyland Paints, Drayton Windows, Rexel, Volvo Trucks, Haas and a wide range of trade, distribution and industrial occupiers.

## Description

The property comprises a detached modern warehouse unit, with ancillary offices, on a plot of approximately 0.82 acres (0.33 ha). It has the following specification and features:

- Minimum eaves height of approx 4.45m extending to 5.65m
- Cavity brick and block to part height with lined profiled cladding
- Pitched lined roof incorporating translucent lighting panels
- Two external electrically operated roller shutter loading doors
- Secondary internal electrically operated roller shutter door
- Secure internal storage/loading bay and secure gated yard
- Extensive removeable mezzanine storage to the warehouse
- High level strip and sodium lighting
- Extensive open plan office space with internal meeting rooms
- Staff welfare facilities
- Carpeted floors and suspended ceilings within the offices
- Three phase power supply
- Fitted trade counter

## Accommodation

Warehouse	8,708 sq ft	(809.02 sq m)
Offices	3,173 sq ft	(294.81 sq m)
Mezzanine	2,620 sq ft	(243.40 sq m)
<b>Total:</b>	<b>14,501 sq ft</b>	<b>(1347.18 sq m)</b>

## Long Leasehold Sale

The property is offered by way of a sale of the long leasehold interest which has an unexpired term of 83 years, until January 2107 at a current ground rent of £11,750 pa subject to 5 yearly reviews to 13.5% of Open Market Rent. The long leasehold interest is offered at a guide price of **£900,000**.

## Freehold Sale

A sale of the freehold interest will also be considered at a guide price of **£1,350,000**.

## Rent

Consideration will also be given to a new full repairing and insuring sub lease for a term to be agreed at a commencing rent of **£92,100 per annum exclusive**.

**We are advised that VAT is not applicable.**

## Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £67,500. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

## Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (62). A full copy of the certificate is available upon request.

## Viewings & Further Information

**Ben Common****Roche Chartered Surveyors**

01603 756340 / 07917 762230

benc@rochecs.co.uk

**Max Buckland****Aitchison Raffety**

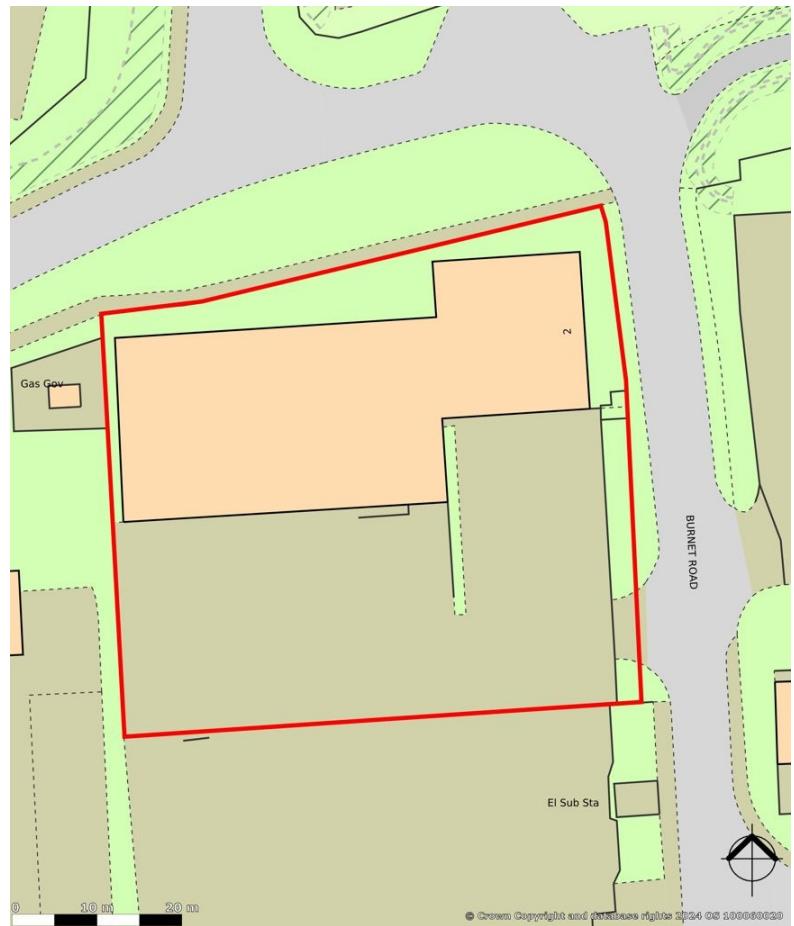
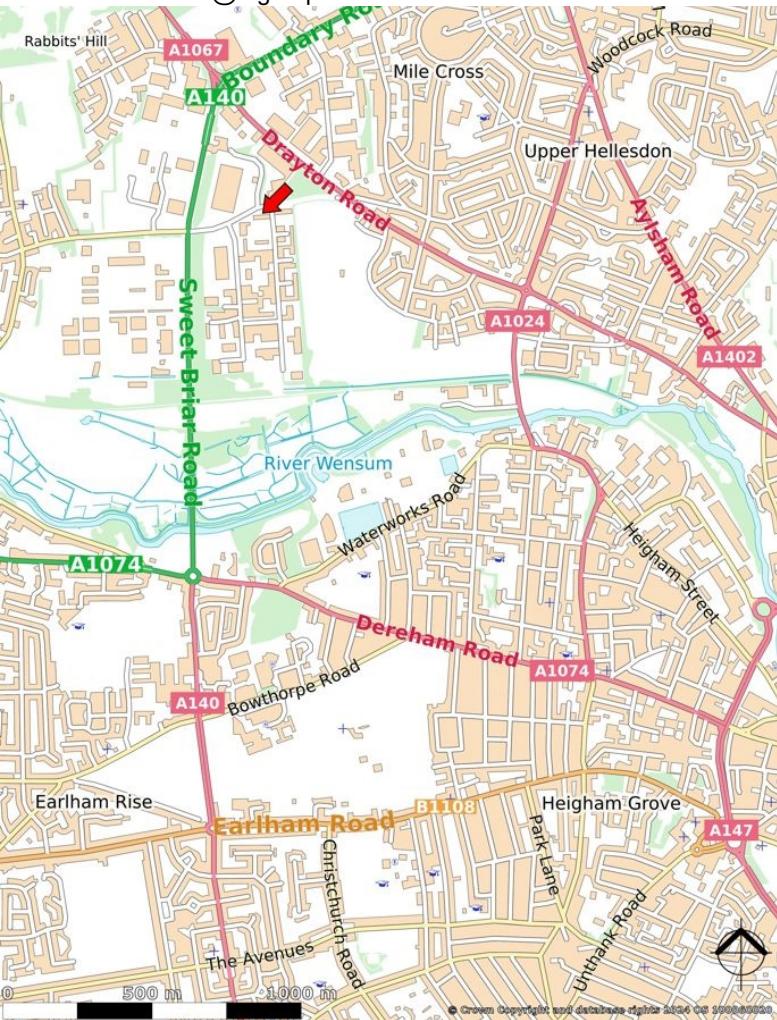
07977 687267

Max.Buckland@argroup.co.uk

## Legal Costs

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

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.



SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

**IMPORTANT NOTICE**

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:  
a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.  
b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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.  
c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property

**IMPORTANT NOTICE**

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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.
- c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property