



TO BE REFURBISHED

**1-3A TWICKENHAM ROAD,**  
Norwich, NR6 6NG

## TO LET

SUBSTANTIAL WAREHOUSE WITH  
SELF-CONTAINED YARD

### Location

The subject property is located to the north of Norwich, within close proximity to Norwich International Airport and forming part of the Northern Industrial Estates. The location is home to a number of established and national businesses to include Ingram Micro, Brandon Hire Station, Greggs, Smurfit Kappa and Lotus.

- **47,695 SQ FT (4,431 SQ M)**
- **EAVES HEIGHT OF 5.5M**
- **CROSS DOCKED WITH TWO YARDS**
- **POPULAR EMPLOYMENT SITE**
- **GOOD ACCESSIBILITY TO OUTER RING ROAD, A140 AND A1270 (NORTHERN DISTRIBUTOR ROAD)**
- **2½ MILES TO CITY CENTRE**
- **¾ MILE TO NORWICH INTERNATIONAL AIRPORT**

## Accomodation

The property comprises the following approximate areas:

**Warehouse and office 47,695 sq ft ( 4,431 sq m).**

## Refurbishment

The property will be refurbished to provide:

- Single warehouse with dividing walls removed
- Over cladding of northern section of warehouse roof (southern element already over roofed)
- Installation of palisade fencing and secure yards
- New LED lighting
- New roller shutter doors
- Redecorated cladding to north, west and east elevations.

## Site Area

0.87 hectares (2.15 acres).

## Tenure

The property is available on a new lease, for a term to be agreed, post completion of the refurbishment.

## Rent

Rent on application.

## Services

We understand that mains water, electricity and gas are connected to the premises. Interested parties are advised to make their own enquiries of the relevant authorities.

## Rating

The property will require re-rating.

Interested parties are advised to make their own enquires to the local authority (Norwich City Council on 01603 212282).

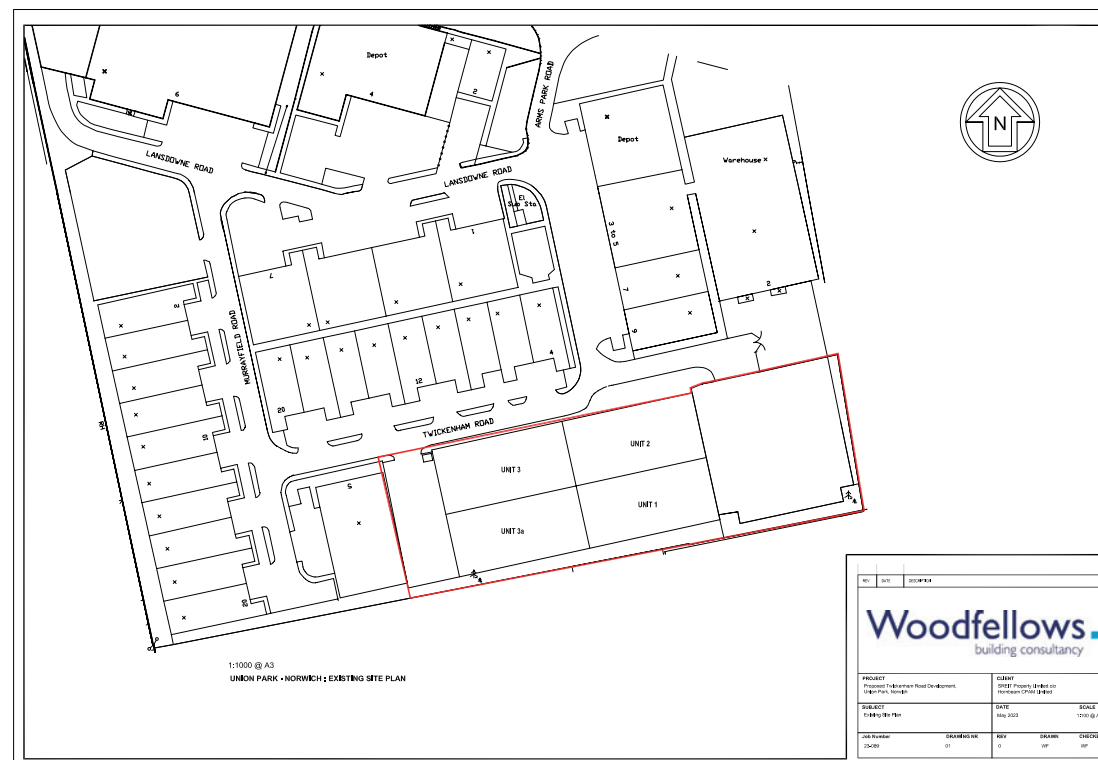
## VAT

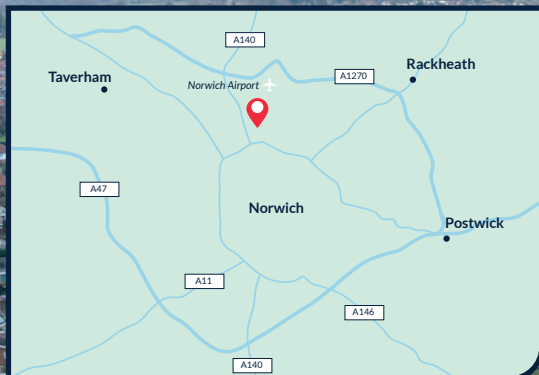
All figures quoted are exclusive of value added tax which may be charged at the prevailing rate.

## Energy Performance Certificate

The property will require a new EPC post completion of the works.

## Location Plan





## Viewing

Strictly through the joint  
letting agents:

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