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**MARTIN DAY**  
**CHARTERED SURVEYORS**

Industrial & Business Space

**UNIT 1 AVIAN WAY  
OFF SALHOUSE ROAD  
NORWICH, NR7 9AR**

**£4.00 per square foot**



**WAREHOUSE / WORKSHOP**  
**Approximately 744.13 Square Metres**  
**(8,010 Square Feet)**

- Two-bay / two-loading door unit with office and WCs
- Private concrete forecourt for loading and parking
- Good access to industrial areas and to Norwich city centre
- Northern Distributor/Southern bypass approximately 2 miles

**TO LET**

**LOCATION**

Avian Way is situated off Salhouse Road Norwich with easy access onto the Norwich Outer Ring Road. From the 'Homebase' junction of the outer ring road at Mousehold, continue out of town along Salhouse Road past Trivium Packaging. Turn left into Avian Way by Catton Print. The property is ¾ of the way down Avian Way on the right hand side.

This is an excellent location for serving both Norwich city centre which is just 2 ½ miles away via one of the easier routes, and the major industrial areas of north Norwich. It is also convenient for deliveries by HGVs with the A47 Northern Distributor Road / Norwich Southern Bypass approximately 2 miles distant. Norwich International Airport is less than 4 miles away via the ring road.

**DESCRIPTION**

The property comprises a two-bay warehouse with small office and male and female toilets. Construction is of brick/block walls with concrete floor and a double pitched part lined and part single skin corrugated asbestos / cement sheet roof supported on steel trusses. Loading is via two large electrical / manual roller shutter doors (measuring approximately 6m wide by 3.67m high). The height beneath the steel trusses is a useful 4.97 metres. Loading and parking is off the dedicated concrete surfaced forecourt.

**FLOOR AREA**

Approximately 744.13 square metres (8,010 square feet).

**SERVICES**

Mains electricity and water are connected but there is no gas. The unit is lit mainly by high level vapour lights.

**USE**

The property is in an area allocated for employment use and is suitable for a range of light industrial and assembly uses as well as being ideally suited for storage. Interested parties should check that their intended use is acceptable with Broadland District Council as well as with the landlord via us.

**RATES**

We understand the Ratable Value is £25,500. The current rate in the pound is 49.9 pence resulting in a liability for 2020/21 of £12,724.50. Please check this with Broadland District Council.

**TERMS**

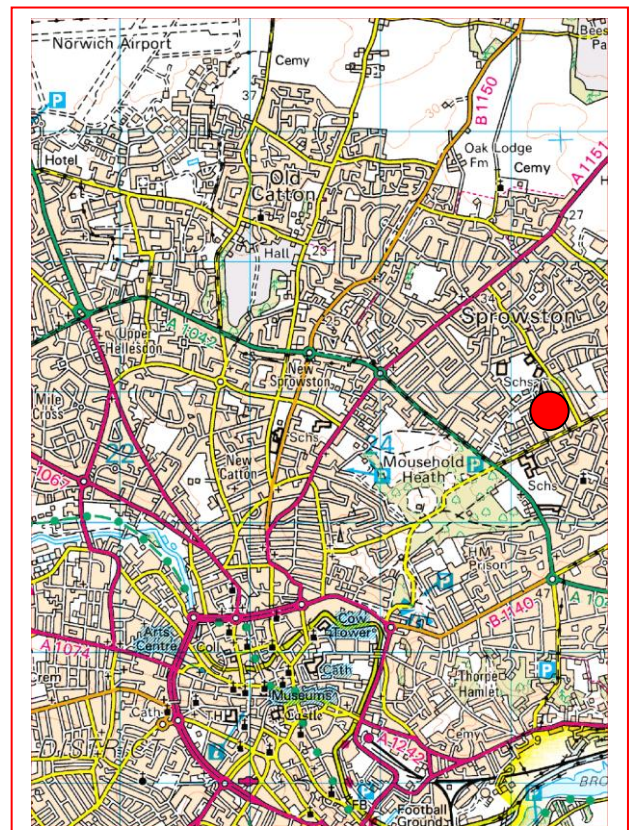
The property is available by way of a lease at an annual rent of £32,000 (£4.00 per square foot). The tenant will be responsible for rates and other outgoings. Value Added Tax is charged in addition.

**VIEWING AND FURTHER INFORMATION**

Contact Martin Day to discuss this property, or to arrange a viewing.

Energy Performance Certificate available – Band D rating.

Although prepared with care in May 2020, no part of these particulars may be relied upon as a statement of fact and you should verify all figures and information. The particulars form no part of any offer or contract, nor make or imply any warranty which the agents have no authority to give. Interested parties should conduct their own structural survey and other investigations. Where present the services, heating, lighting and other equipment have not been tested and cannot be verified to be free from defects. Accordingly Martin Day Chartered Surveyors shall not be liable for any error or omission in these particulars or any other information given. Unless stated otherwise, all prices and rents are quoted exclusive of Value Added Tax and are subject to contract.



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# Energy Performance Certificate

Non-Domestic Building



1 Avian Way  
Salhouse Road  
NORWICH  
NR7 9AR

Certificate Reference Number:  
0780-0633-4079-5097-1006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

92

This is how energy efficient the building is.

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	740
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	53.43
Primary energy use (kWh/m <sup>2</sup> per year):	316.04

## Benchmarks

Buildings similar to this one could have ratings as follows:

24

If newly built

69

If typical of the existing stock

## Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

<b>Assessment Software:</b>	G-ISBEM v20.0 using calculation engine SBEM v5.3.a.0
<b>Property Reference:</b>	857016040000
<b>Assessor Name:</b>	Alex Wallis
<b>Assessor Number:</b>	EES/010184
<b>Accreditation Scheme:</b>	Elmhurst Energy Systems
<b>Employer/Trading Name:</b>	Eye On Energy
<b>Employer/Trading Address:</b>	50 Fennel Drive, Biggleswade, Bedfordshire SG18 8WD
<b>Issue Date:</b>	31 Mar 2017
<b>Valid Until:</b>	30 Mar 2027 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0780-0633-4079-5097-1006.

## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.ndepcregister.com](http://www.ndepcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit [www.ndepcregister.com](http://www.ndepcregister.com). To opt out of having information about your building made publicly available, please visit [www.ndepcregister.com/optout](http://www.ndepcregister.com/optout).

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.