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**MARTIN DAY
CHARTERED SURVEYORS**

Industrial & Business Space

REFURBISHED UNITS

WHIFFLER ROAD / DRAYTON ROAD NORWICH, NR3 2AW



REFURBISHED TRADE COUNTER, WAREHOUSE AND WORKSHOP UNITS

Approximately 661 Square Metres remaining
(7,112 Square Feet)

- Popular trade counter location adjoining Car Shop superstore
- Long frontage to major arterial route (Drayton Road)
- Access from Drayton Road as well as Norwich Outer Ring Road
- Steel frame construction with large concrete forecourt for each unit

TO LET

LOCATION

The units are situated off Whiffler Road adjoining Car Shop Superstore approximately 3 miles north of the city centre. Access is either from Drayton Road or the outer ring road. Turn off the estate road at the rear of Busseys and the development is found at the top on the left adjoining the Car Shop superstore.

Norwich International Airport less than two miles to the north east . The city centre less than 3 miles south east. This ring road location is convenient for trunking from the A47, A140 and A11 and for distribution to the whole region. Access for labour is also excellent with housing nearby. Within easy walking distance are: Norwich Sports Village, ASDA, the Mercure hotel and the Holiday Inn Express.

DESCRIPTION

The estate comprises various refurbished detached and terraced units of steel frame construction with part block and part lined profile metal clad walls and lined asbestos cement sheet roofs. Each unit benefits from a large concrete surfaced front forecourt for parking and loading.

AVAILABILITY

Postal (unit)	Square Metres	Square Feet	Rent per annum	Rateable Value	Rates Payable 2015-16
49 (1)	1,060.45	11,415	LET	LET	LET
51 (2)	568.12	6,115	LET	LET	LET
53 (3)	562.12	6,050	LET	LET	LET
55 (4)	660.7	7,112	£32,000	£26,750	£12,465.50
57 (5)	660	7,105	LET	LET	LET
59 (6)	1,740	18,730	LET	LET	LET
47 (7)	457.51	4,925	LET	LET	LET

Important - Please Check Business Rates with Norwich City Council.

SERVICES

All mains services are available to the estate. Units are lit by a mix of fluorescent strip and high level vapour lights. Unit 7 has a recently installed high level radiant heating system.

USE

The estate is situated in an Employment Area. Potential uses include storage, manufacturing and workshops. The location would be ideal for uses relating to the nearly new car retail business adjoining. Please check your proposed use with us and with Norwich City Council.

TERMS

New leases are offered on full repairing and insuring terms based on rents of around £4.50 per square foot per annum subject to contract. A small service charge may be levied for common repairs etc.

VIEWING AND FURTHER INFORMATION

Contact Martin Day or joint agent James Allen at Roche 01603 619876. Energy Performance Certificates are available.

Particulars prepared in November 2015. 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 surveys 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 the agents shall not be liable for any error or omission in these particulars nor any other information given. Unless stated otherwise, all prices and rents are quoted exclusive of Value Added Tax which is payable in addition and are also subject to contract.



Energy Performance Certificate

Non-Domestic Building



55, Whiffler Road
NORWICH
NR3 2AW

Certificate Reference Number:
0680-0930-8159-3520-1096

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **38**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	711
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	85.57

Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

49 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: Virtual Environment v6.1.1 using calculation engine SBEM v3.5.a.0

Property Reference: 835119580000

Assessor Name: Arthur Hull

Assessor Number: STRO002512

Accreditation Scheme: Stroma Accreditation Ltd

Employer/Trading Name: Unique Data Ltd

Employer/Trading Address: 55 Colebrook Road, Southborough, Tunbridge Wells, Kent, TN4 9DP

Issue Date: 22 Nov 2010

Valid Until: 21 Nov 2020 (unless superseded by a later certificate)

Related Party Disclosure: Relative of the owner

Recommendations for improving the property are contained in Report Reference Number: 9200-8911-0450-8650-9030

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**