

**WAREHOUSE/PRODUCTION/TRADE COUNTER UNITS TO LET**

**UNIT 16 TWICKENHAM ROAD,  
UNION PARK, NORWICH NR6 6NQ**

**TO LET**



**SIZE**

3,360 sq ft (312 sq m)

**DESCRIPTION**

- Clear span warehouse with 5.6 metre eaves
- Ancillary office and WC facilities
- Established business location
- Close to A140 and Norwich Airport
- 3 car parking spaces

**RENT**

**£26,040.** VAT will be applicable.

**RATES**

The property is assessed as warehouse and premise and has a rateable value of £21,750 pa. Interested parties should make their own enquiries of Norwich City Council on 01603 212899.

**ENERGY PERFORMANCE  
CERTIFICATE (EPC)**

The property has an EPC rating of (TBC). Full details are available upon request.

**TERM**

A new full repairing and insuring lease for a term to be negotiated. Service charge is applicable to the Estate. Full details are available upon request.

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