

# Wensum Point

Whiffler Road, Norwich, NR3 2AZ

Warehouse | 5,121 - 11,544 ft<sup>2</sup>



5.59 m eaves height



Ample parking, x31 spaces available



Two roller shutter doors



Three-phase electricity



Access to the A140 inner ring road

Available to Let



## Location & Connections

The property is situated on Whiffler Road on the north-west side of Norwich, with access directly from the outer ring road in an area of mainly industrial and warehouse uses with a mixture of other commercial uses. Nearby occupiers include Busseys Ford, Mercure Norwich, Euro Car Parts, Car Shop and Dulux.





## Description

The property comprises a modern end terrace industrial premises of steel frame construction with the following specification and features; Brick/block elevations to 2.00 meters with profiled cladding above, a pitched insulated roof incorporating translucent lighting panels, 3 phase power supply, approximately 31 car parking spaces to the front yard and a mezzanine capable of being removed or adapted. It benefits from a minimum eaves height of 5.59 meter and comes with two full height roller shutter doors of approximately 4.00m (width) x 4.70m (height).

### Further information

EPC  
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#### Terms

Available on new full repairing and insuring leases.

#### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.



### Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit C	Warehouse	11,544	Immediately
Unit D2	Warehouse	5,121	Immediately
Total		16,665	

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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