

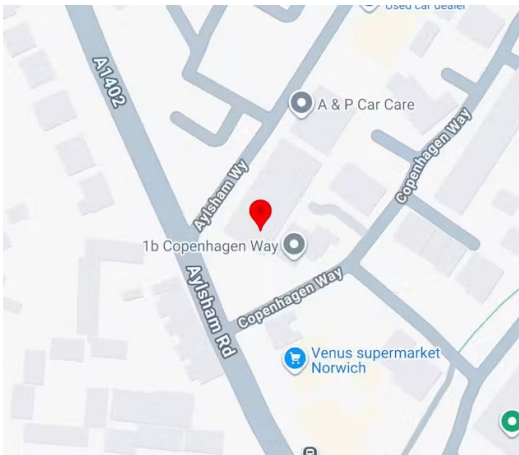


ROCHE

261 Aylsham Road, Norwich, NR3 2RE

Warehouse To Let / For Sale | £90,000 per annum / Price on application | 5,578 sq ft

Warehouse/Workshop with Substantial Yard



Location

Aylsham Road is a major arterial road, with the property being approximately 1.5 miles north of the Norwich City Centre. There is a range of commercial and retail occupiers in close proximity, including: Lidl, Pure Gym, ATS and Tesco.

Description

The property has a site area of 1.3 acres along with workshop and office accommodation. At the entrance to the premises is a security hut, which leads to a substantial parking and display area. In the centre of the site is an office facility which with open plan accommodation and meeting rooms, which leads to a workshop/preparation area. To the rear of the workshop is an additional parking area.

Key Points

- Substantial secure yard area
- Prominent location on Aylsham Road
- Office with comfort cooling
- Refurbished workshop

Accommodation

Description	sq ft	sq m
Warehouse	3,653	339.37
Restroom & WC facility	515	47.85
Office accommodation	1,410	130.99
Total	5,578	518.21

Tenure & Terms

The property is available either freehold with vacant possession or via a new full repairing and insuring lease, for a term to be agreed.

Summary

- Rent: £90,000 per annum
- Price: Price on application
- Business rates: The rateable value from 1st April 2026 is £98,000. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correctyourbusinessrates which includes a rates payable calculator.
- Legal fees: Each party to bear their own costs
- EPC: C
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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