

5 Anson Road Norwich NR6 6ED



To Let

38,311 sq ft (GIA), with 76 car parking spaces.

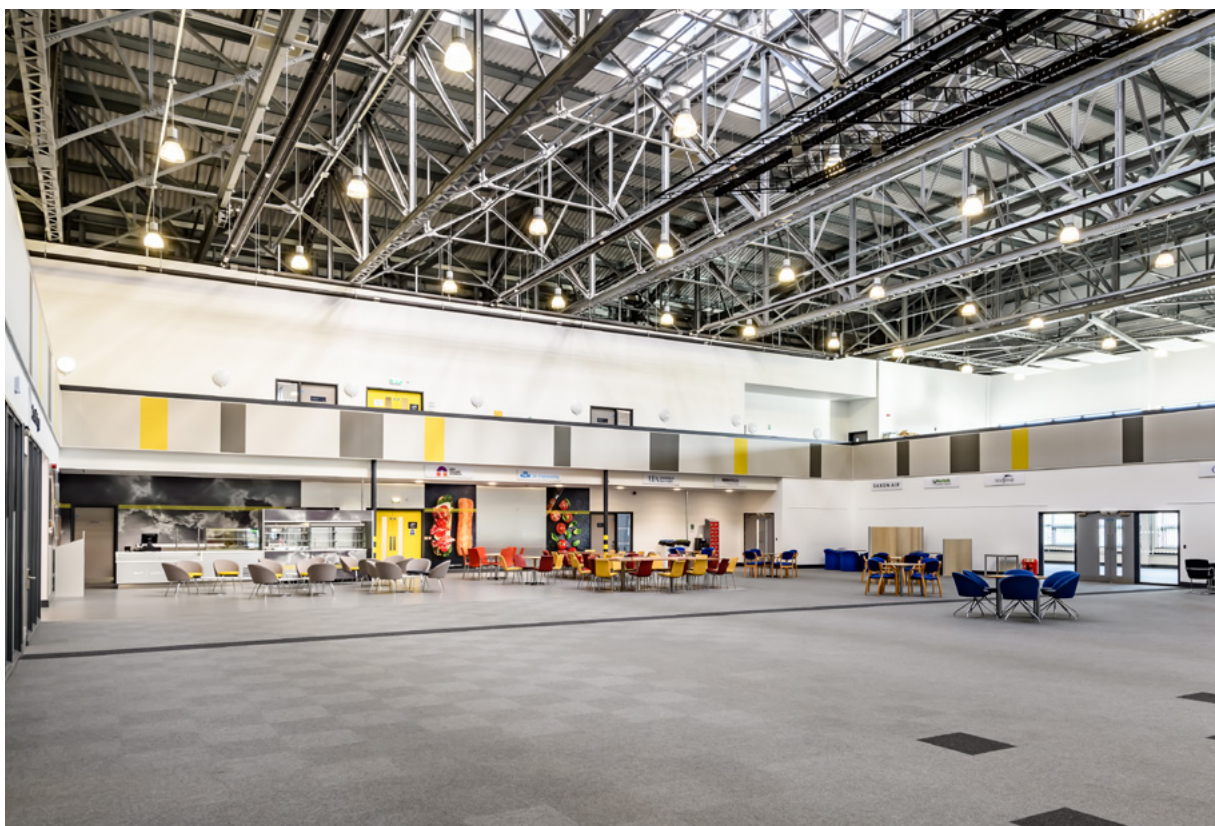
- Established location to the north of the city
- Easy access to the A1270 and outer ring road
- Suitable for a variety of different uses (STP)
- A unique opportunity to acquire large-scale flexible space

Location

5 Anson Road is situated to the north of Norwich, adjacent to Norwich Airport. The A140 Cromer Road is ½ mile to the west, accessed via Spitfire Road, Hurricane Way and Fifers Lane.

The Outer Ring Road is 1 mile to the south and the A1270 (Broadland Northway) is 1½ miles to the north. Broadland Northway provides a dual carriageway linked to the A47 at the Postwick Interchange on the east side of the City. The A11 accesses Cambridge to the south-west and beyond to the M25 via the M11.

A short distance to the west is the Norwich International Business Park, where amenities include a Holiday Inn and a Premier Inn hotel, and a McDonalds drive through. There's also a Greggs and Tesco Express at the junction of Fifers Lane and Cromer Road. Other nearby occupiers include Lotus Cars, Anglian Home Improvements, the Norse Group and Booker Cash & Carry.



Description

The property comprises a former aircraft hanger, which has been converted and extensively fitted out to a high standard to provide offices on ground and a balconied first floor with a number of meeting rooms off.

All the areas are column-free and mostly open plan, although separate meetings rooms have been created around the perimeter. There are two cores with male, female and disabled WCs and a passenger lift and stairs linking the two floors.

The specification includes solid carpeted floors, heating, double glazed metal-framed windows and light fittings hanging from the roof beams. Some of the offices are air-conditioned. There is a main pedestrian entrance at the front of Anson Road. The clear height to the beams is 8m.

Externally, there is extensive parking around the eastern section of the building.

Services

Electricity and water are connected on the premises.

Terms

The property is let to our client Norse for a term expiring in February 2046.

A new full repairing and insuring sub-lease is now being offered on all or part of the property. Rent upon application.

The property is suitable for offices, storage, or other uses, including leisure (Subject to planning).

EPC

The property has an energy rating of 100, which falls within band D.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Accommodation

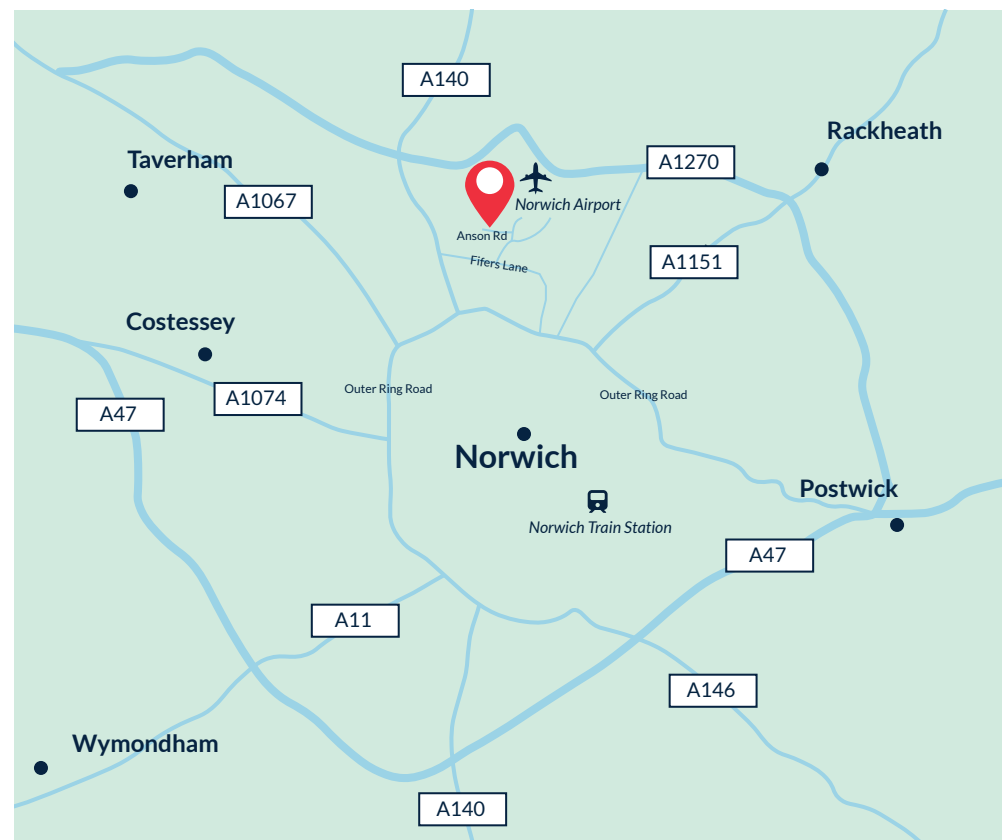
The property provides the following areas:

Floor	Net lettable	Gross internal
Ground	18,255 sq ft	22,314 sq ft
First Floor	11,794 sq ft	15,997 sq ft
Total	30,049 sq ft	38,311 sq ft

Also included are 76 on-site car parking spaces.







Further Information

For further information or to arrange a viewing, please contact the joint sole agents:



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