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**MARTIN DAY**  
**CHARTERED SURVEYORS**

Industrial & Business Space

**BESSEMER ROAD  
OFF HALL ROAD  
NORWICH, NR4 6DQ**



**TRADE COUNTER, STORAGE OR WORKSHOP WITH OFFICES  
AND PRIVATE FORECOURT / YARD**

**386 Square Metres  
(4,155 Square Feet)**

- Close to ASDA, Sainsbury Homebase, and B & Q
- Southern by-pass less than 2 miles via Hall Road / Ipswich Road
- Very good access to the City Centre and ring roads via Hall Road
- Self contained car park / yard
- Energy Performance rating band D
- 

**TO LET OR FOR SALE**

## LOCATION

Bessemer Road is situated off Hall Road Norwich. From the 'ASDA' junction of Hall Road take Sandy Lane and then second right into Bessemer Road. The property is on the left between SGB and the John Lewis warehouse. There is a gated access from Bessemer Road, the property being on the right hand side.

This is an excellent location for serving both Norwich city centre (only 2 miles away via one of the easier routes), and for trunking with the southern bypass less than 2 miles to the South. Access to Norwich Outer ring road is also excellent from this location. The new ASDA retail store nearby will further enhance the location.

## DESCRIPTION

The property comprises a detached single storey unit with internal offices and toilets. Construction is of brick walls with concrete floor and lined pitched roof with a clear height below the trusses of about 3.89 metres (12'9"). There is a good level of natural light. Loading is via a roller shutter door of around 4.52 metres wide by 3.58 metres high (15' by 11'9"). Externally, there is a concrete surfaced forecourt yard.

## ACCOMMODATION

	Sq. Ft.	Sq. M.
Ground floor workshop & offices etc.	4,155	386

## SERVICES

All mains services are connected. The unit is lit by fluorescent strip lights. There is a high level blower for heating the workshop and a domestic gas boiler feeding radiators to the offices. No services have been tested.

## USE

The property is situated in an Employment Area and potential uses include storage, manufacturing and die to an earlier trade counter use a similar operation may be possible. Interested parties should check the acceptability of their proposed use with us and Norwich City Council.

## RATES

The Rateable Value published on the Government's web site is £21,250. The rate in the pound for 2018/19 is .48 pence resulting in a liability of £10,200. Interested parties should check this with Norwich City Council.

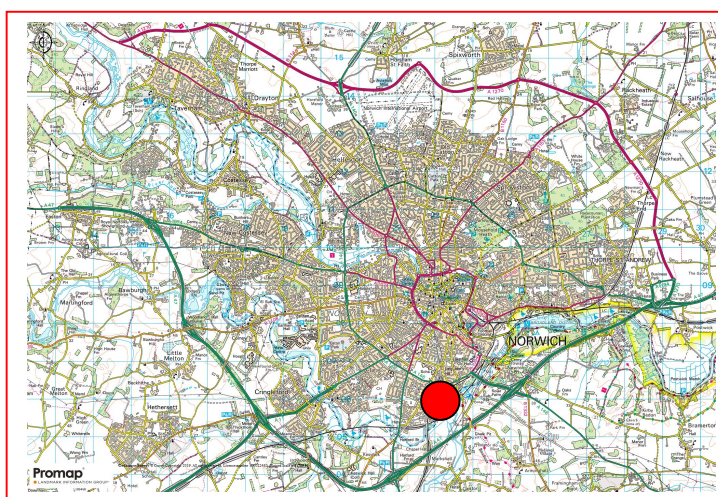
## TERMS

The property is available for a term of years to be agreed on a full repairing and insuring basis at an annual rent of £22,800. The freehold is available for £285,000. The occupier will be responsible for rates and other outgoings.

## VIEWING AND FURTHER INFORMATION

Contact Martin Day for further information or to arrange a viewing.

Although prepared with care in January 2019, 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 structural survey 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 Martin Day Chartered Surveyors shall not be liable for any error or omission in these particulars or any other information given. Unless stated otherwise, all prices and rents are quoted exclusive of Value Added Tax and are subject to contract.



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# Energy Performance Certificate

## Non-Domestic Building



Former Partco Premises  
Bessemer Road  
NORWICH  
NR4 6DQ

**Certificate Reference Number:**  
0090-5931-0329-0300-3064

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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **94**

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	387
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	43.04

### Benchmarks

Buildings similar to this one could have ratings as follows:

**43** If newly built

**91** If typical of the existing stock

## Administrative information

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

**Assessment Software:** iSBEM v3.5.b using calculation engine SBEM v3.5.b.0

**Property Reference:** 562313000000

**Assessor Name:** Agata Kisicka

**Assessor Number:** BREC500027

**Accreditation Scheme:** BRE Global

**Employer/Trading Name:** Energico

**Employer/Trading Address:** 6th Floor, Northway House, 1379, High Road, London, N20 9LP

**Issue Date:** 12 Jan 2011

**Valid Until:** 11 Jan 2021 (unless superseded by a later certificate)

**Related Party Disclosure:** Not related to the owner

**Recommendations for improving the property are contained in Report Reference Number:** 9506-4009-0392-0300-3105

## 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](http://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](http://www.carbontrust.co.uk) or call us on **0800 085 2005**