



# Tilia Properties Limited

Ramirez Road, Rackheath Industrial Estate, Norwich NR13 6PZ



## INDUSTRIAL UNIT TO LET

RAMIREZ ROAD, RACKHEATH

- Business Unit to Let - size: 3,660 sq.ft. (340 sq m)
- Warehouse with welfare facilities
- Mezzanine floor area of 2,499 sq ft (232 sq m)
- Trade Counter Entrance
- Modern Office
- Forecourt parking and unloading area



**01603 722892**



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## Ramirez Road, Rackheath Industrial Estate, Norwich NR13 6PZ

### Location

The Rackheath industrial estate is situated within 15 minutes drive from Norwich. This large commercial property site gives quick access to the A11, the A47 and Norwich International Airport.

### Description

The subject property provides an industrial unit within a terrace of three properties, forming part of a recently completed development by Tilia Properties. The property is constructed of steel portal frame with brick/block infill walls under a pitched profile steel clad roof.

Internally, the unit benefits from integral office accommodation, large warehouse area with roller shutter-loading door and first floor mezzanine area. The welfare accommodation includes kitchen and WC facilities. Externally the unit has forecourt parking and unloading area.

### Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following gross internal floor areas:

Unit 13A Ground floor: 3,660 sq ft (340 sq m)  
Mezzanine: 2,499 sq ft (232 sq m)

### Terms

The premises are available to let on a new lease for a set minimum term. Please contact our office for the latest rental details.

A maintenance rent, equating to a maximum of 2.5% of the annual rent will be levied to cover the cost of repairs and maintenance of the external and communal areas of the estate.

### Business Rates

We have been verbally advised by Broadlands District Council that the properties are entered onto the rating list as follows:

Unit	Rateable Value	Rates 2015/16
13A	£21,250	£10,476

### Energy Performance Certificate

The Energy Performance Certificate for this unit is available upon request.

### Legal Costs

The ingoing tenant will be responsible for both parties reasonably incurred legal costs.



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### Viewing and further information

Strictly by appointment with the agent: Tilia Properties Limited  
Contact: Nick Hovey, Telephone: 01603 722892 or E-mail: [develop@tiliaproperties.co.uk](mailto:develop@tiliaproperties.co.uk)  
SUBJECT TO CONTRACT

### Tilia Properties Limited

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