

Unit 10, Tilia Business Park, Tunstead Road, Hoveton, Norfolk



OFFICE UNIT TO LET

TUNSTEAD ROAD, HOVETON

- Office Unit to Let -
Size (approximately): 800 sq.ft. (74.3m²)
- Office, Meeting Room and Facilities
- Forecourt Parking and Unloading Areas
- Good Access in prime Location
- Unit in Secure Fenced Site



01603 722892

Unit 10, Tilia Business Park, Tunstead Road, Hoveton, Norfolk

Location

Unit 10 is on Tilia Hoveton Business Park which is a mix of industrial units, warehousing, storage and office space. Close to Norwich and the A47 with 3 acres of additional land available for further development.

Description

The subject property is Size (approximately): 800 square feet Office Unit built 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 a large meeting room, office and the welfare area includes kitchen and WC facilities. Externally the unit has forecourt parking for a number of cars and unloading area all within a secure fenced site.

Accommodation

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

Unit 10 (approximately): 800 sq.ft. (74.3m²)

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 Broadland District Council that the properties are entered onto the rating list as follows:

Unit	Rateable Value	Rates 2017/18
10	£TBA	£TBA

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.



Image reproduced with kind permission of Ordnance Survey and Ordnance Survey of Northern Ireland



Viewing and further information

Strictly by appointment with the sole agent: Tilia Properties Limited
 Contact: Nick Hovey, Telephone: 01603 722892 or E-mail: develop@tiliaproPERTIES.co.uk
 SUBJECT TO CONTRACT