

Unit 1, Snetterton Business Park, Norwich, Norfolk NR16



INDUSTRIAL UNIT

NOW LET

SNETTERTON BUSINESS PARK

- Business Unit for Sale or Let -
Size (approximately): 19,000 sq.ft. (1,765 M₂)
- Large Warehouse with roller shutter-loading doors
- Forecourt Parking and Unloading Areas
- Separate Office and Welfare Block
- Secure Fenced Yard



01603 722892

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Location

Unit 1, at Snetterton Business Park has a prominent location adjacent to A11, approximately 20 miles south of Norwich City Centre.

Description

The subject property is size (approximately): 19,000 square feet (1,765 Sq m) distribution warehouse 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 a large warehouse area with a number of roller shutter-loading doors. The office and welfare accommodation is in a separate block and includes kitchen and WC facilities. Externally the unit has forecourt parking and unloading area all in a secure fenced yard.

Accommodation

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

Unit 1 (approximately): 19,000 sq.ft. (1,765 M²)

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

Unit	Rateable Value	Rates 2017/18
1	£TBA	£TBA

Energy Performance Certificate

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

Legal Costs

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



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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