

Unit 10, Snetterton Business Park, Norwich, Norfolk NR16 2JZ

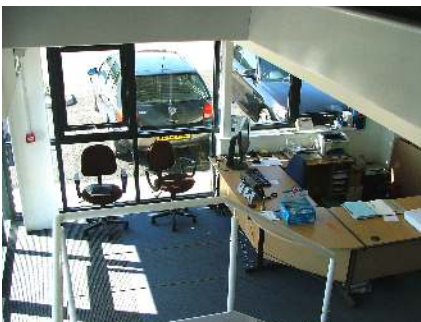


INDUSTRIAL UNIT

TO LET

SNETTERTON BUSINESS PARK

- Industrial Unit to Let -
Size (approximately): 4,531 sq.ft. (420 M²)
- Large concrete Mezzanine Floor
- Warehouse with office content as required
- Corner Plot
- Modern Office
- Yard with ample car parking



01603 722892

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Location

Unit 10, at Snetterton Business Park has a prominent location adjacent to A11, approximately 20 miles south of Norwich City Centre.

Description

The subject property size (approximately) is a 4,531 sq.ft. (420 M2) industrial unit 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 concrete Mezzanine Floor with integral office accommodation, large warehouse area with roller shutter-loading door. 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 10 (approximately) 4,531 sq.ft. (420 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
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.

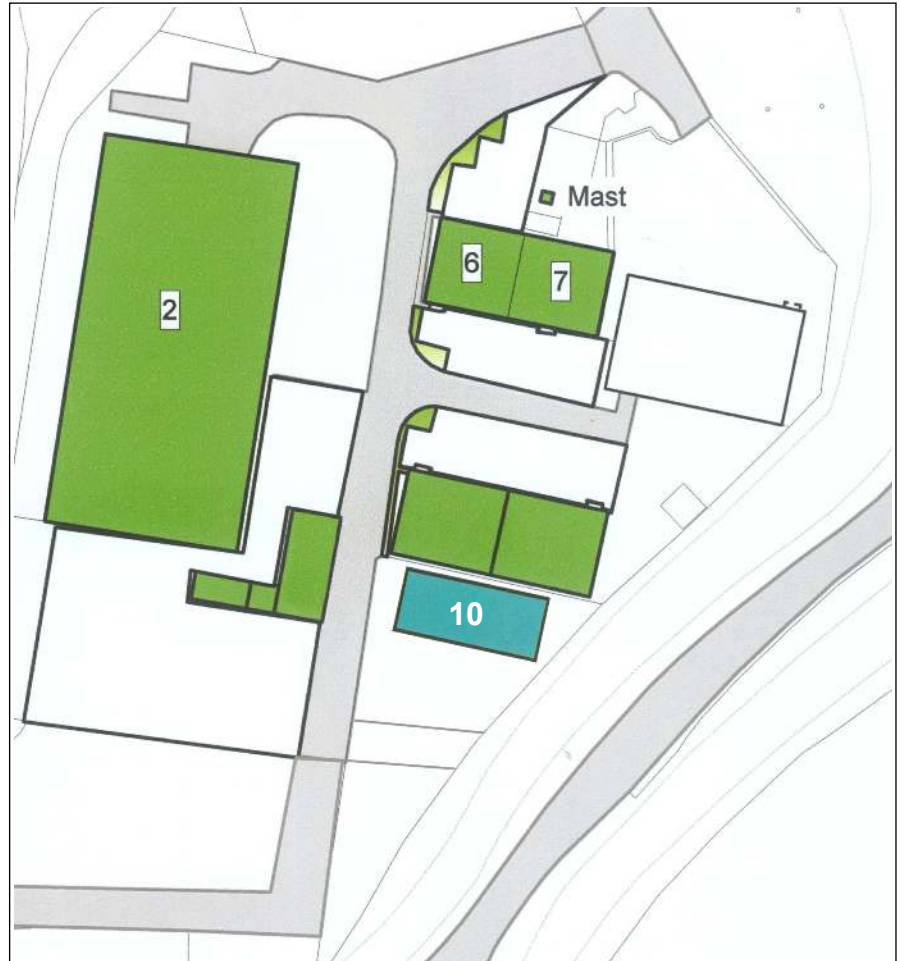


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Viewing and further information

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