

Unit 15, Rackheath Industrial Estate, Norwich, Norfolk NR13 6LR



OFFICES UNIT

TO LET

RACKHEATH IND. ESTATE

- Upstairs Offices Unit to Let -
Size (approximately): 799 sq.ft. (74 M²)
- Large First Floor Offices
- Separate Stair Access
- Kitchen and WC facilities
- Internal Security Door
- Yard with car parking

01603 722892

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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

Upstairs Offices Unit to Let - Size (approximately): 799 sq.ft. (74 M²) development by Tilia Properties. This large First Floor Offices facility is constructed of steel portal frame with brick/block infill walls under a pitched profile steel clad roof.

Internally, the upstairs unit has offices and a mess room including 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 15 (approximately): 799 sq.ft. (74 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 Broadlands District Council that the properties are entered onto the rating list as follows:

Unit	Rateable Value	Rates 2017/18
15	£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