



## Units 1 to 12 Elm Farm Business Park, Wymondham, Norfolk, NR18 0SW



**11 BRAND NEW LIGHT INDUSTRIAL UNITS  
FROM 1,455 TO 16,231 Sq Ft**

INDUSTRIAL UNITS

TO LET

Conveniently located on the old A11 between Norwich and Wymondham

Light Industrial Units with office, kitchen and WC facilities

Benefitting from solar panels

Units range from 1,455 sq ft up to 2,242 sq ft

Available from Q1 2024

**Units 1-11 Elm Farm Business Park, Norwich Common, Wymondham, Norfolk NR18 0SW**

Elm Farm Business Park is situated on the old A11 between Hethersett and Wymondham, approximately 6 miles west of Norwich and within 1.5 miles of the main trunk road (at Wymondham). The property therefore provides excellent access to the main A11 and from there to the Norwich southern Bypass.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



**Description**

**Available from Q1 2024.** There are to be two terraces of steel portal frame units and a separate detached unit (Unit 1).

Each unit will have an entrance lobby, office with kitchen and WC facilities. There will be an up-and-over loading door, personnel entrance, forecourt for unloading as well as forecourt parking.

The warehouse areas are column-free, with concrete floors and an eaves height of 4.38m, 3 phase power, water and foul services are all provided.

Unit 12 is a medical centre/healthcare building please contact the agents for further information.

**Accommodation**

The units will have the following approximate gross internal floor areas (subject to measurement on PC):

	Sq M	Sq ft	Parking
<b>UNIT 2*</b>	<b>138.22</b>	<b>1,488</b>	<b>4</b>
<b>UNIT 3*</b>	<b>136.01</b>	<b>1,464</b>	<b>4</b>
UNIT 4	136.14	1,465	4
<b>UNIT 5*</b>	<b>136.14</b>	<b>1,465</b>	<b>4</b>
UNIT 6	136.14	1,465	4
UNIT 7	138.48	1,491	4
UNIT 8	208.26	2,242	6
UNIT 9	135.33	1,457	4
UNIT 10	135.20	1,455	4
UNIT 11	208.00	2,239	6
<b>Total</b>	<b>1,507.92</b>	<b>16,231</b>	<b>44</b>

\*Red denotes under offer

There are yards at the front for loading/unloading and car parking.

**Terms**

New full repairing insuring leases are available for a term to be agreed. **Rent upon application.**

**Business Rates**

To be assessed on completion of the units.

**Legal Costs**

Each party to bear their own costs

**VAT**

Our client reserves the right to charge VAT in line with current legislation.

**EPC**

The property has an EPC rating of: To be assessed on completion.

**Viewing and further information**

Strictly by appointment with the joint sole agents:

**Arnolds Keys 01603 620551**

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SUBJECT TO CONTRACT -

