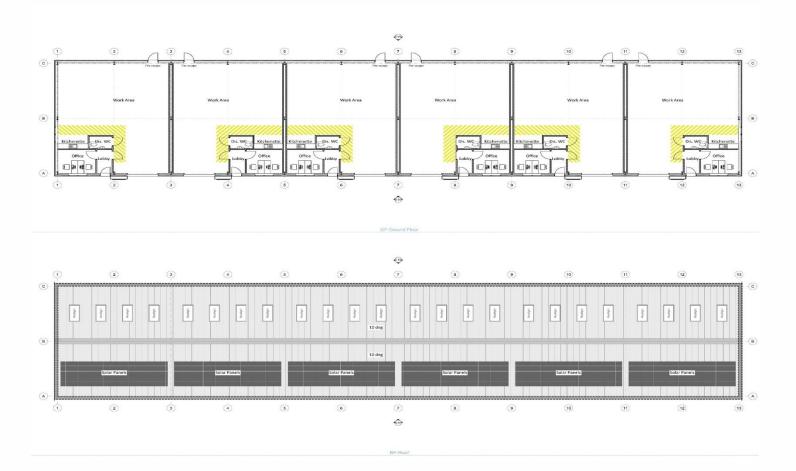
Arnolds | Keys

Trusted Property Expert





Note: Amolds 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 Amolds has any authority to make or give any representation or warranty whatever in relation to this property.

Arnolds | Keys

Trusted Property Experts



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.



Units 1-11 Elm Farm Business Park, Norwich Common, Wymondham, Norfolk

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 measurment on PC):

	Sq M	Sq ft	Parking
UNIT 2*	138.22	1,488	4
UNIT 3*	136.01	1,464	4
UNIT 4	136.14	1,465	4
UNIT 5*	136.14	1,465	4
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
Total	1,507.92	16,231	44

*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

Nick O'Leary

07725 372577

nick.oleary@arnoldskeys.com

Harry Downing

01603 216 806

harry.downing@arnoldskeys.com

Joint Agents

Chris Squirrell

01603 229 323

chris.squirrell@bidwells.co.uk

Will Jones

01603 229 321

william.jones@bidwells.co.uk

SUBJECT TO CONTRACT -

Arnolds | Keys

Trusted Property Experts



