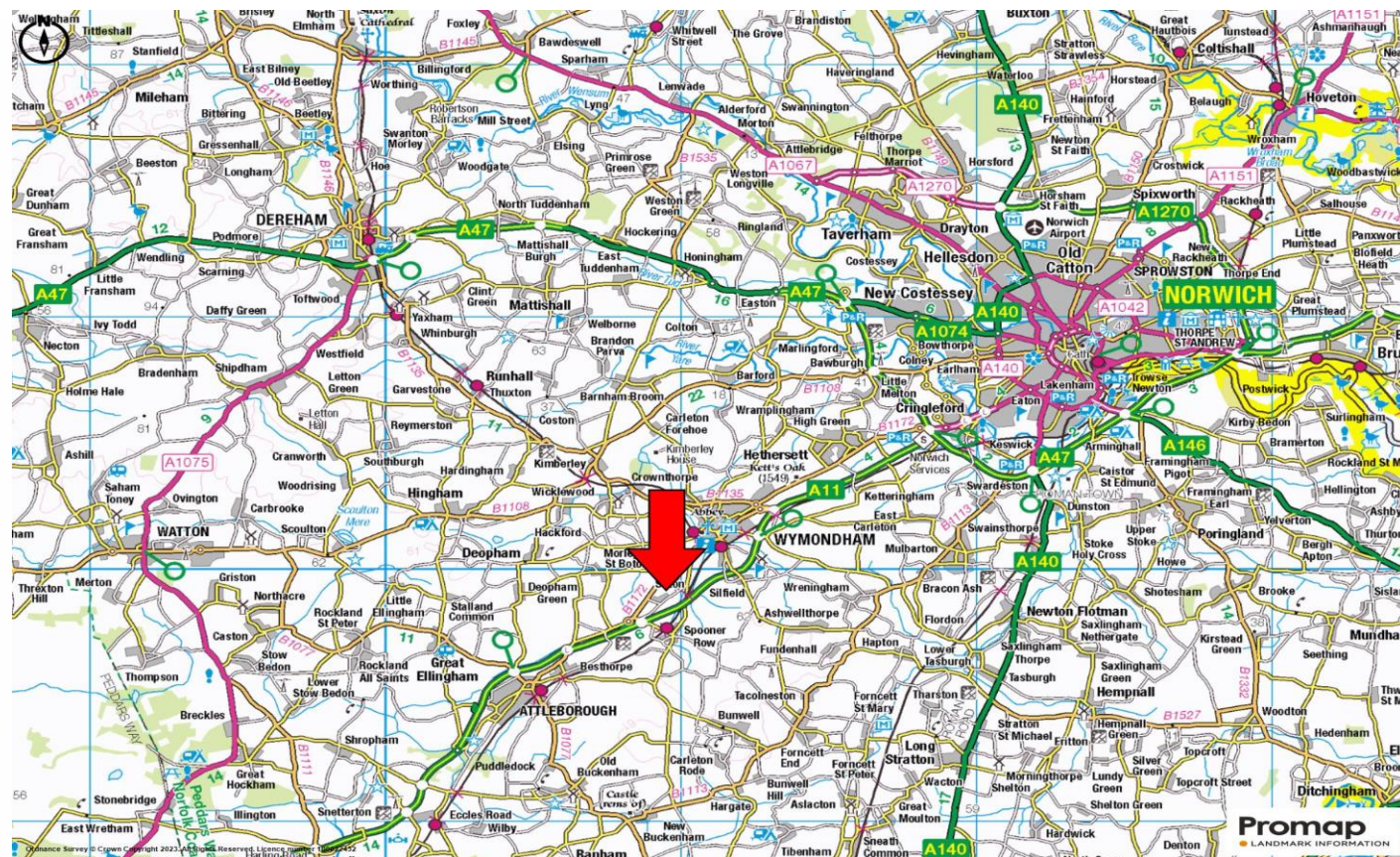




FLEXIBLE TERM AVAILABLE FROM 6 MONTHS



Secure Storage Unit

185.8 - 434.12m² (2000 – 4673 Sqft)

Storage Unit

To Let

SECURE STORAGE UNIT

ELECTRIC LOADING DOOR

7.1M MIN EAVES HEIGHT

RURAL LOCATION

2.5 MILES TO A11

FLEXIBLE TERMS AVAILABLE

SUITABLE FOR LOW TO
MEDIUM TRAFFIC
MOVEMENTS

**Unit 8 Burfield Hall Farm, Morley Lane,
Wymondham, Norfolk NR18 9BT**

Burfield Hall Farm is located on the outskirts of Wymondham, two miles north of the A11 and eight miles south-west of Norwich.

Wymondham has a large range of shops, businesses and amenities along with mainline railway links to Norwich.

The A11 provides access to Norwich, Cambridge, the A14 and the M11.

What 3 words: attitudes.dented.cuddling

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

The unit comprises a detached, portal frame storage unit with clear internal minimum eaves height of 7.1m, high bay lighting, concrete floor, and electric roller shutter loading door 7.8m (w) x 5.1m (h).

A concrete loading apron to the front of the property allows for easy access and additional car parking is available on the gravelled area to the side of the loading apron.

WCs are available on site.

Accommodation

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

Description	m ²	sq ft
Storage Unit	434.12	4,673
Total GIA	434.12	4,673

Terms

The property is available on a new full repairing and insuring lease with flexible term available from 6 months. **Price on Application.**

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Store and Premises

Rateable Value: £8,000

Rates Payable 2023/2024: £4241.50*

*small business rate relief may be applicable

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: N/A

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

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SUBJECT TO CONTRACT - HED/njr/28016/120

